



**AGENDA**

**FOR THE**

**REGULAR BOARD OF ALDERMEN MEETING**

**OF**

**MONDAY, MAY 18, 2015**

**AT THE**

**MANCHESTER POLICE FACILITY**  
**200 HIGHLANDS BOULEVARD DRIVE**



REGULAR MEETING OF THE BOARD OF ALDERMEN

NEXT BILL: 15-2222

NEXT ORD: 15-2105

NEXT RES: 15-0525

DATE: MONDAY, MAY 18, 2015 – 7:00 p.m.

MEETING TO BE HELD AT THE POLICE FACILITY  
200 HIGHLANDS BOULEVARD DRIVE

PUBLIC HEARING: Special Use Permit Request to  
operate a Joey B's Restaurant  
at 14445 Manchester Road

PUBLIC HEARING: Text amendment to the City's  
Code modifying definitions and  
general provisions

### AGENDA

### PAGE NO.

1. Call to Order:
  - a. Pledge of Allegiance to the Flag
  - b. Invocation
2. Roll Call and Statement of Quorum
3. Approval of the Minutes:
  - a. Minutes of the May 4, 2015 Regular Board of Aldermen meeting – Session One 1 - 4
  - b. Minutes of the May 4, 2015 Public Hearing Regarding a Special Use Permit Request for a Massage therapy business at 201 Enchanted Parkway 5 - 6



c.	Minutes of the May 4, 2015 Public Hearing Regarding a Special Use Permit Request to Warehouse inventory at 14290 Manchester Road	7 - 8
d.	Minutes of the May 4, 2015 Regular Board of Alderman meeting – Session Two	9 - 11
4.	Establishment of Order of Items on the Agenda	
5.	Consideration of Petitions and Comments from the Public	
a.	Comments from the Public	
6.	Reports from the Mayor	
a.	Mayoral Report	
7.	Reports from the City Administrator	
a.	List of Paid Bills (Warrant dates of May 2 – May 15, 2015)	12 - 30
8.	Reports from Committees	
a.	Planning and Zoning Commission	
b.	Homecoming Committee	
c.	Manchester Arts	
9.	Action on Old Bills	
a.	Bill # 15-2219 - An Ordinance approving a Special Use Permit Request to operate a massage therapy business at 201 Enchanted Parkway – second reading – Alderman Clement	31 - 52
b.	Bill # 15-2220 - An Ordinance approving a Special Use Permit Request to warehouse inventory at 14290 Manchester Road – second reading – Alderman Hamill	53 - 68
c.	Bill # 15-2221 - An Ordinance amending the Code of Ordinances relating to nuisances – second reading – Alderman Ottenad	69 - 70
10.	Introduction of New Bills	

- |    |  |           |
|----|--|-----------|
| a. | Resolution authorizing participation in the Multi-Jurisdictional Drug Task Force – Alderman Clement  | 71 - 75   |
| b. | Resolution accepting the services of Guardian Insurance Company for employee dental insurance and long-term disability coverage for employees – Alderman Hamill  | 76 - 95   |
| c. | Bill approving a Special Use Permit for the operation of Joey B’s Restaurant at 14445 Manchester Road – first reading – Alderman Diehl<br><b><i>EMERGENCY LEGISLATION REQUESTED<br/>BY APPLICANT</i></b> | 96 - 113  |
| d. | Bill amending the Code of Ordinances by amending the term definition of “family” – first reading – Alderman Stevens  | 114 - 115 |
| e. | Bill amending the Code of Ordinances relating to sight distance – first reading – Alderman Baumann   | 116 - 117 |

11. Miscellaneous

- a. Comments from the Public

12. Adjournment

Note: Due to ongoing City business, all meeting agendas should be considered tentative.

If you are a person with a disability or have special needs in order to participate in this public meeting, please contact City Administrator Andy Hixson no later than 72 hours before the meeting.

For more information, call:  
636-227-1385 VOICE  
1-800-735-2966 TDD  
1-800-735-2466 RELAY MISSOURI

***Posted Friday, May 15, 2015 at 1:30 p.m.***



City of Manchester  
14318 Manchester Road  
Manchester, Missouri 63011

(636) 227-1385

## **PUBLIC HEARING NOTICE**

**The City of Manchester Board of Aldermen shall hold a public hearing on Monday, May 18, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:**

**CASE #15-SUP-007** – A request for a Special Use Permit has been made by Michael Mueller of Civil Engineering Design Consultants, Inc., on behalf of Joey B's Restaurant, to operate a restaurant with cocktail lounge selling liquor by the drink for consumption on the premises at 14445 Manchester Road. The property is zoned C-1 Commercial District.



City of Manchester  
14318 Manchester Road  
Manchester, Missouri 63011

(636) 227-1385

## **PUBLIC HEARING NOTICE**

**The City of Manchester Board of Aldermen shall hold a public hearing on Monday, May 18, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:**

**CASE #15-TXT-003 – Text amendments are proposed to Sections 405.060 & Article IV of the City's Zoning Code to modify the Definitions and the General Provisions.**



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING  
OF MONDAY, MAY 4, 2015  
SESSION ONE  
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:00 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, and Mayor Willson. Attorney Gunn was absent.

3. APPROVAL OF THE MINUTES

- a. Minutes of the April 20, 2015 Public Hearing Regarding a Special Use Permit Request for the sale of apparel and accessories at 14396 Manchester Road

Alderman Hamill made the motion to approve the Minutes of the April 20, 2015 Public Hearing in regard to the Special Use Permit Request for the sale of apparel and accessories at 14396 Manchester Road. The motion was seconded by Alderman Clement and carried unanimously, without objection.

- b. Minutes of the April 20, 2015 Regular Board of Aldermen meeting

Alderman Hamill made the motion to approve the Minutes of the April 20, 2015 Regular Board of Aldermen meeting. The motion was seconded by Alderman Clement and carried unanimously, without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Schrader made the motion to approve the Order of Items on the Agenda as submitted. The motion was seconded by Alderman Stevens and carried unanimously, without objection.

## Agenda Item ba

### 5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

#### a. Comments from the Public

There were none.

### 6. REPORTS FROM THE MAYOR

#### a. Proclamation: National Police Week

Mayor Willson presented a Proclamation acknowledging May 10 through May 15 as National Police Week to Chief of Police Timothy Walsh.

#### b. Proclamation: National Public Works Week

Mayor Willson presented a Proclamation acknowledging May 17 through May 23 as National Public Works Week to Director of Public Works Bob Ruck.

#### c. Mayoral Report

Mayor Willson reported that on April 22, he attended the Administrative Assistants' Day lunch at Tucker's; on April 23, he attended the St. Louis County Municipal League meeting where County Executive Steve Stenger gave a ten-minute update; he attended the stargazing event at Fussner Park; on April 27, he attended the DARE graduation at St. Joseph School. Mayor Willson attended the Planning and Zoning meeting; on April 30, along with City Administrator Andy Hixson, Chief Walsh, and officers, he attended the Prayer Breakfast for fallen officers where Joe Buck was the host. On May 1, Mayor Willson attended the Chamber of Commerce First Friday Coffee at H & R Block, and on May 3, he went to the Manchester United Methodist Church and presented five Eagle Scout Proclamations during a Court of Honor.

Mayor Willson reminded everyone of the National Day of Prayer Thursday at noon. He invited all to come.

Mayor Willson said an announcement has come out that Manchester has been selected as one of the top ten cities in which to live in Missouri.

### 7. REPORTS FROM THE CITY ADMINISTRATOR

#### a. St. Louis County Municipal League – MUNI Award for arts

City Administrator Hixson stated Manchester has won an award for the second year in a row from the St. Louis County Municipal League, this time for our Manchester Arts.

#### b. List of Paid Bills (Warrant dates of April 18 – May 1, 2015)

There were none.

### 8. REPORTS FROM COMMITTEES

#### a. Planning and Zoning Commission

Alderman Clement stated that the Planning and Zoning Commission did meet on April 27, and there were three cases. He said two of the cases dealt with a Special Use Permit and a site plan for Joey B's, a new restaurant for which Manchester is going to be very proud. He said the City has waited ten years for a tenant to come into the old Chili's building, and this request will be forwarded on for the Board to consider. The third case was a text amendment which will also come to the Board.

b. Homecoming Committee

Alderman Ottenad stated that Homecoming has not met since April. There is a meeting scheduled for May 13 at 6:30 p.m. at the American Legion. They like to see new members. She invited all to attend.

c. Manchester Arts Council

Alderman Stevens stated that the Community band will be starting their practices a week from Tuesdays for their concerts. All band members are volunteers.

Alderman Stevens stated they are working with the Rotary to set up an art project with Lafayette Industries. Many of the members of the Art Council attended the Municipal Arts Commission and gave information and guidance for potential funding and support for that.

9. ACTION ON OLD BILLS

a. BILL # 15-2218 - AN ORDINANCE APPROVING SPECIAL USE PERMIT FOR THE SALE OF APPAREL AND ACCESSORIES AT 14396 MANCHESTER ROAD

Alderman Diehl read for the second time Bill # 15-2218, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO LINDSEY DARABCSEK, d/b/a DARBY DESIGNS, TO OPERATE AN APPAREL AND ACCESSORIES (CLOTHING) STORE AT 14396 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.285(C)(2) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

Alderman Diehl made the motion that Bill # 15-2218 become Ordinance # 15-2104. The motion was seconded by Alderman Clement.

A poll of the Board showed:

Alderman Ottenad – aye  
Alderman Clement – aye  
Alderman Stevens – aye  
Alderman Hamill – aye  
Alderman Diehl – aye  
Alderman Schrader – aye

Mayor Willson stated the Bill passed with a vote of 6 – 0.

10. INTRODUCTION OF NEW BILLS

- a. RESOLUTION CERTIFYING RESULTS OF THE APRIL 7, 2015 GENERAL MUNICIPAL ELECTION

Alderman Stevens read Proposed Resolution # 15-0524, entitled "A RESOLUTION DECLARING THE RESULTS OF THE GENERAL MUNICIPAL ELECTION HELD IN THE CITY OF MANCHESTER, MISSOURI ON APRIL 7, 2015 FOR THE OFFICES OF ALDERMAN FOR WARDS I, II, AND III", by title only.

Alderman Stevens made the motion for approval of Resolution # 15-0524. The motion was seconded by Alderman Hamill and carried unanimously, without objection.

11. MISCELLANEOUS

- a. Oaths of Office

City Clerk Ruth Baker gave the Oaths of Office for Alderman Hamill, Alderman Clement and Alderman-Elect Baumann.

- b. Presentation to Alderman Schrader

Mayor Willson presented Alderman John Schrader with a plaque and thanked him for his four years of service as an Alderman.

- c. Comments from the Public

There were none.

12. MOTION TO END SESSION

At 7:34 p.m., there being no further business, Alderman Clement made the motion to end Session One. The motion was seconded by Alderman Ottenad and carried unanimously, without objection.

Session One ended at 7:34 p.m., followed by a slight break between sessions.





**MINUTES OF THE PUBLIC HEARING OF  
MONDAY, MAY 4, 2015  
AT 200 HIGHLANDS BOULEVARD DRIVE  
REGARDING A SPECIAL USE PERMIT REQUEST  
TO OPERATE A MESSAGE THERAPY BUSINESS  
AT 201 ENCHANTED PARKWAY**

Mayor Willson called the Public Hearing of the Board of Aldermen to order at 7:37 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Diehl, and Mayor Willson. Attorney Gunn was absent. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, May 4, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE 15-SUP-005 – A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic d/b/a Serenity Massage to operate a massage therapy business as part of his chiropractic practice at 201 Enchanted Parkway. The property is zoned C-1 Commercial District.”

Mayor Willson stated that first we would hear from the proponents, then opponents, comments from the public and the Board and then the Planning and Zoning recommendation.

Dr. Duane Marquart, 201 Enchanted Parkway, stated that their Chiropractic office offers massage therapy to their patients and clients through a division of their company doing business as Serenity Massage. All scheduling and transactions are handled by Primary Care Chiropractic. The services are offered in a medical perspective to help improve overall health. The focus on massage is to relieve stress and aid in relaxation and relieve muscle tension and stiffness, foster in healing from injuries, reduce muscle spasms and rehabilitation after injury.

Dr. Marquart stated there are two rooms, approximately three percent of their space, dedicated to massage services; each is a private room with approximately 80 square feet. Each private room has a sanitary sink, appropriate lighting and storage, sound control and ventilation. He said they are inspected and licensed with the State of Missouri and they only employ licensed massage therapists.

There were no opponents or comments from the public.

There were no comments from the Board of Aldermen.

Alderman Clement stated that the Planning and Zoning Commission approved this request unanimously.

City Administrator Hixson reviewed the three special conditions in the Ordinance with Dr. Marquart:

1. All massage therapists employed by Holder or working within the Site shall be duly licensed by the State of Missouri and shall exhibit such licenses in a visible location within the Site.
2. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
3. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraphs 1 and 2 of this Section Five.

Dr. Marquart said he agreed to the conditions.

Mayor Willson closed the public hearing at 7:44 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S  
City Clerk



**MINUTES OF THE PUBLIC HEARING OF  
MONDAY, MAY 4, 2015  
AT 200 HIGHLANDS BOULEVARD DRIVE  
REGARDING A SPECIAL USE PERMIT REQUEST  
TO OPERATE A BUSINESS THAT WILL WAREHOUSE  
THEIR INVENTORY  
AT 14290 MANCHESTER ROAD**

Mayor Willson called the Public Hearing of the Board of Aldermen to order at 7:44 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Diehl, and Mayor Willson. Attorney Gunn was absent. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, May 4, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE 15-SUP-006 – A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at 14290 Manchester Road. The property is zoned C-1 Commercial District.”

Mayor Willson stated that first we would hear from the proponents, then opponents, comments from the public, comments from the Board of Aldermen and then the Planning and Zoning Commission recommendation.

Mr. Jason Wohlfahrt of Wohlfahrt Holding, LLC spoke as a proponent. He said the Gathering Ground has been in this space for three years and they store product that they sell online and in the retail store.

Alderman Ottenad inquired if there is a carport in this site plan.

Director of Planning, Zoning, and Economic Development Kathy Arnett stated that was part of the site plan that the Planning and Zoning Commission approved; that is not part of the Special Use Permit Request. The Special Use Permit involves warehousing area of 40,000 square feet and retail store of 10,000 square feet.

Alderman Ottenad asked how many full and part time employees he has working for him.

Mr. Wohlfahrt answered that he has four to five employees, depending on the time of year. He does not have any part time employees.

Alderman Diehl asked what type of product is sold.

Mr. Wohlfahrt's response was that he sells toys.

Alderman Clement stated the Planning & Zoning unanimously gave approval and support.

City Administrator Andy Hixson reviewed the special conditions in the Ordinance with Mr. Wohlfahrt.

1. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
2. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of this Section Five.

Mr. Wohlfahrt agreed to the special conditions.

Mayor Willson closed the public hearing at 7:48 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S  
City Clerk



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING  
OF MONDAY, MAY 4, 2015  
SESSION TWO  
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER:

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:49 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Diehl, and Mayor Willson. Attorney Gunn was absent. A quorum was present.

3. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Clement made the motion to approve the Order of Items on the Agenda as submitted. The motion was seconded by Alderman Hamill and carried unanimously, without objection.

4. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Liquor License Approval

1. Costco  
(Change of Managing Officer)
2. Walgreens  
(Change of Managing Officer)

Alderman Hamill made the motion to approve the two liquor licenses involving changing of managing officers. The motion was seconded by Alderman Clement and carried unanimously, without objection.

b. Comments from the Public

There were none.

5. REPORTS FROM THE MAYOR

## Agenda Item 3d

### a. Mayoral Report

There was none.

## 6. REPORTS FROM THE CITY ADMINISTRATOR

There was none.

## 7. REPORTS FROM COMMITTEES

### a. Planning and Zoning Commission

There was none.

### b. Homecoming Committee

There was none.

### c. Manchester Arts Council

There was none.

## 8. ACTION ON OLD BILLS

a. There were none.

## 9. INTRODUCTION OF NEW BILLS

### a. BILL APPROVING A SPECIAL USE PERMIT REQUEST TO OPERATE A MASSAGE THERAPY BUSINESS AT 201 ENCHANTED PARKWAY

Alderman Clement introduced Bill # 15-2219, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO DUANE MARQUART, d/b/a SERENITY MASSAGE, TO OPERATE A MASSAGE THERAPIST FACILITY AT 201 ENCHANTED PARKWAY, AS PROVIDED FOR IN SECTION 405.240(C)(5)(h) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

No further action at this time.

### b. BILL APPROVING A SPECIAL USE PERMIT REQUEST TO WAREHOUSE INVENTORY AT 14290 MANCHESTER ROAD

Alderman Hamill introduced Bill # 15-2220, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO WOHLFAHRT HOLDING, LLC, d/b/a THE GATHERING GROUND, TO OPERATE A BUSINESS ENGAGED IN WAREHOUSING OF GOODS, MATERIALS AND MERCHANDISE AT 14290 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(25) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

No further action at this time.

c. BILL AMENDING THE CODE OF ORDINANCES RELATING TO NUISANCES

Alderman Ottenad introduced Bill # 15-2221, entitled: "AN ORDINANCE AMENDING SECTION 215.010 OF THE CODE OF ORDINANCES RELATING TO NUISANCES." by title only.

No further action at this time.

10. MISCELLANEOUS

a. Election of President of the Board

Alderman Diehl made the motion that Alderman Ottenad be re-elected as President of the Board. The motion was seconded by Alderman Clement.

A poll of the Board showed:

Alderman Clement – aye  
Alderman Stevens – aye  
Alderman Hamill – aye  
Alderman Diehl – aye  
Alderman Baumann – aye  
Alderman Ottenad - aye

Mayor Willson announced that the motion passed by a vote of 6 – 0.

b. Comments from the Public

Mr. Jerome Meyer, 620 Applecross Court, questioned the Nuisance Ordinance.

Director of Planning, Zoning and Economic Development Kathy Arnett's response was that the City ran into some issues during the wintertime where people were discharging from their gutters into the right-of-way, and there would be freezing on sidewalks and streets in the public right-of-way. This also became a code enforcement issue with citizen complaints that people were discharging from their gutters onto their neighbors' properties. This Ordinance is to modify the Code to alleviate these problems.

11. ADJOURNMENT

At 7:56 p.m., there being no further business, Alderman Clement made the motion to adjourn. The motion was seconded by Alderman Hamill and carried unanimously, without objection. The meeting adjourned at 7:56 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S  
City Clerk

## Check Register

Packet: APPKT00632 - Check Run - 20150506

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
0008	All Star Distributing	05/06/2015	Regular	0.00	39.50	43955
0010	Ameren Missouri	05/06/2015	Regular	0.00	10.75	43956
1029	Aramark Uniform Services	05/06/2015	Regular	0.00	106.41	43957
0022	Arco Lawn Equipment, Inc.	05/06/2015	Regular	0.00	60.00	43958
0047	Barnes Care	05/06/2015	Regular	0.00	96.00	43959
0050	Blue Chip Exterminating, Inc.	05/06/2015	Regular	0.00	175.00	43960
0051	Bo Beuckman Ford	05/06/2015	Regular	0.00	414.13	43961
0529	Bobcat of St Louis	05/06/2015	Regular	0.00	817.52	43962
0060	Bussen Quarries, Inc.	05/06/2015	Regular	0.00	442.97	43963
0062	C & R Lock & Key Service	05/06/2015	Regular	0.00	197.70	43964
1037	Canon Financial Services, Inc.	05/06/2015	Regular	0.00	128.66	43965
0964	Capital One Commercial	05/06/2015	Regular	0.00	52.84	43966
2290	Cintas Document Management	05/06/2015	Regular	0.00	56.16	43967
0090	County Treasurer - St. Louis Co.	05/06/2015	Regular	0.00	598.00	43968
1191	County Tree Service	05/06/2015	Regular	0.00	100.00	43969
2420	Dickey Bub Farm & Home	05/06/2015	Regular	0.00	44.01	43970
1233	Employee Travel Expenses	05/06/2015	Regular	0.00	136.47	43971
1877	Ferguson Enterprises, Inc.	05/06/2015	Regular	0.00	194.57	43972
0595	GO2 Partners	05/06/2015	Regular	0.00	417.15	43973
0135	Grainger	05/06/2015	Regular	0.00	37.52	43974
0926	Greenscape Gardens	05/06/2015	Regular	0.00	163.41	43975
0890	Gulf States Distributors	05/06/2015	Regular	0.00	915.00	43976
1031	Horner & Shifrin, Inc.	05/06/2015	Regular	0.00	885.04	43977
2614	Inspection Fee Refund	05/06/2015	Regular	0.00	150.00	43978
2164	Ipswitch, Inc.	05/06/2015	Regular	0.00	24.75	43979
1727	John Fabick Tractor Co.	05/06/2015	Regular	0.00	661.70	43980
0903	K & K Supply	05/06/2015	Regular	0.00	43.29	43981
0859	Kirkwood Material Supply, Inc.	05/06/2015	Regular	0.00	188.21	43982
1148	Lawn Systems, Inc.	05/06/2015	Regular	0.00	365.00	43983
0183	Leon Uniform	05/06/2015	Regular	0.00	222.90	43984
1293	Lowe's Companies, Inc.	05/06/2015	Regular	0.00	857.59	43985
0188	Manchester Radiator Co., Inc.	05/06/2015	Regular	0.00	152.75	43986
0185	Mark S. Levitt	05/06/2015	Regular	0.00	625.00	43987
0223	Missouri Dept. Of Revenue - County	05/06/2015	Regular	0.00	2,130.38	43988
1077	Overpayment of Fine	05/06/2015	Regular	0.00	20.00	43989
0141	Patrick R. Gunn	05/06/2015	Regular	0.00	3,070.99	43990
0268	Praxair Distribution Inc.	05/06/2015	Regular	0.00	181.19	43991
0279	Rejis Commission	05/06/2015	Regular	0.00	1,017.61	43992
0897	Reliance Automotive, Inc.	05/06/2015	Regular	0.00	11.98	43993
2179	Republic Services - #346	05/06/2015	Regular	0.00	455.70	43994
0293	S.L.A.C.M.A.	05/06/2015	Regular	0.00	15.00	43995
0284	Safety-Kleen Corporation	05/06/2015	Regular	0.00	62.15	43996
0291	Simpson Construction Material, LLC	05/06/2015	Regular	0.00	65.19	43997
0449	St. Louis Composting, Inc.	05/06/2015	Regular	0.00	92.00	43998
1200	St. Louis Skylights	05/06/2015	Regular	0.00	16,364.00	43999
0315	Stonegate Auto Parts Inc.	05/06/2015	Regular	0.00	1,478.18	44000
1945	Supreme Turf Products	05/06/2015	Regular	0.00	300.00	44001
0324	Terrafl Incorporated	05/06/2015	Regular	0.00	645.00	44002
1652	Tope Plumbing, Inc.	05/06/2015	Regular	0.00	5,040.00	44003
1824	Traffic Control Company	05/06/2015	Regular	0.00	60.51	44004
0310	Treasurer, St. Louis County	05/06/2015	Regular	0.00	340.64	44005
0331	Treasurer-State of Missouri	05/06/2015	Regular	0.00	299.00	44006
2018	Tyler Technologies, Inc.	05/06/2015	Regular	0.00	33,585.00	44007
0337	Valley Material	05/06/2015	Regular	0.00	1,588.96	44008



# Agenda Item 7a

## Check Register

Packet: APPKT00632-Check Run - 20150506

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0745	Wal*Mart Community/GEMB	05/06/2015	Regular	0.00	575.23	44009
1049	Woody's Municipal Supply Company	05/06/2015	Regular	0.00	740.00	44010

### Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	111	56	0.00	77,518.71
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>111</b>	<b>56</b>	<b>0.00</b>	<b>77,518.71</b>

## Check Register

Packet: APPKT00640 - Check Run - 20150512

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
0009	Ameren Missouri	05/12/2015	Regular	0.00	18,656.82	44011
1029	Aramark Uniform Services	05/12/2015	Regular	0.00	106.41	44012
0761	Brownell's Inc.	05/12/2015	Regular	0.00	141.53	44013
0060	Bussen Quarries, Inc.	05/12/2015	Regular	0.00	161.17	44014
2455	Charter Communications	05/12/2015	Regular	0.00	115.48	44015
0077	Coca-Cola Refreshments	05/12/2015	Regular	0.00	1,189.58	44016
0087	Contractor's Welding, Inc.	05/12/2015	Regular	0.00	718.75	44017
1970	Copying Concepts	05/12/2015	Regular	0.00	180.00	44018
0494	Crescent Parts & Equipment Co., Inc	05/12/2015	Regular	0.00	233.02	44019
0102	Dierbergs Markets	05/12/2015	Regular	0.00	23.97	44020
2623	Employee Expense Reimbursement	05/12/2015	Regular	0.00	162.45	44021
0113	Erb Equipment Company, Inc.	05/12/2015	Regular	0.00	24.90	44022
2173	Family Support Payment Center	05/12/2015	Regular	0.00	400.00	44023
2173	Family Support Payment Center	05/12/2015	Regular	0.00	213.70	44024
2173	Family Support Payment Center	05/12/2015	Regular	0.00	250.00	44025
1116	Firestone Complete Auto Care	05/12/2015	Regular	0.00	739.96	44026
0122	Froesel Oil Co.	05/12/2015	Regular	0.00	2,522.15	44027
0926	Greenscape Gardens	05/12/2015	Regular	0.00	16.17	44028
0890	Gulf States Distributors	05/12/2015	Regular	0.00	507.00	44029
2495	Hackett Security, Inc.	05/12/2015	Regular	0.00	1,766.53	44030
1727	John Fabick Tractor Co.	05/12/2015	Regular	0.00	272.74	44031
0903	K & K Supply	05/12/2015	Regular	0.00	73.83	44032
1215	Kemper Petroleum Equipment Co., I	05/12/2015	Regular	0.00	1,590.11	44033
1255	Lifeguards Unlimited, Inc.	05/12/2015	Regular	0.00	9,360.00	44034
0197	Metropolitan St. Louis Sewer District	05/12/2015	Regular	0.00	130.92	44035
0182	Missouri Lawyers Media	05/12/2015	Regular	0.00	61.68	44036
1445	Missouri State Hwy. Patrol Academy	05/12/2015	Regular	0.00	185.00	44037
1806	N.A. Heimos Greenhouses, Inc.	05/12/2015	Regular	0.00	13.00	44038
2540	NAPA Auto Parts	05/12/2015	Regular	0.00	535.00	44039
1651	Office of the Circuit Clerk	05/12/2015	Regular	0.00	92.98	44040
1189	Oliver's Custom Roofing, LLC	05/12/2015	Regular	0.00	40,873.32	44041
0837	Overpayment of Fine	05/12/2015	Regular	0.00	65.00	44042
2079	Ozarc/Gas Equipment & Supply, Inc.	05/12/2015	Regular	0.00	21.00	44043
0730	Public Agency Training Council	05/12/2015	Regular	0.00	295.00	44044
0360	Purcell Tire Co.	05/12/2015	Regular	0.00	31.03	44045
0285	Sam's Club / GECCF	05/12/2015	Regular	0.00	335.92	44046
1217	ServeSafe	05/12/2015	Regular	0.00	280.00	44047
0291	Simpson Construction Material, LLC	05/12/2015	Regular	0.00	179.00	44048
2038	Southern Computer Warehouse	05/12/2015	Regular	0.00	587.15	44049
1201	St. Louis Safety, Inc.	05/12/2015	Regular	0.00	116.68	44050
2350	Stock & Associates Consulting Engin	05/12/2015	Regular	0.00	500.00	44051
0324	TerraFil Incorporated	05/12/2015	Regular	0.00	794.00	44052
1652	Tope Plumbing, Inc,	05/12/2015	Regular	0.00	2,445.00	44053
0310	Treasurer, St. Louis County	05/12/2015	Regular	0.00	456.37	44054
0337	Valley Material	05/12/2015	Regular	0.00	6,891.68	44055

## Check Register

<b>Vendor Number</b>	<b>Vendor Name</b>	<b>Payment Date</b>	<b>Payment Type</b>	<b>Discount Amount</b>	<b>Payment Amount</b>	<b>Number</b>
2620	Vanguard Truck Center of St. Louis	05/12/2015	Regular	0.00	47.90	44056

### Bank Code APBNK Summary

<b>Payment Type</b>	<b>Payable Count</b>	<b>Payment Count</b>	<b>Discount</b>	<b>Payment</b>
Regular Checks	88	46	0.00	94,363.90
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>88</b>	<b>46</b>	<b>0.00</b>	<b>94,363.90</b>



Manchester, MO

# Board Approval Report

By Vendor Name

Payment Dates 5/2/2015 - 5/9/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 0008 - All Star Distributing	05/06/2015	150374	Dias signs & pictures for new Alderman R. Baumann	Office Supplies	10-410-4215	04/29/2015	39.50
Vendor 0010 - Ameren Missouri							39.50
05/06/2015	0222209116 - 4/26/15	Service to Manch/141 Bridge - 3/25-4/26/15	Service to Manch/141 Bridge - 3/25-4/26/15	Street Lighting	10-470-4236	04/26/2015	10.75
Vendor 1029 - Aramark Uniform Services							9.50
05/06/2015	452-8709003	Uniforms cleaned, Mats & Shop Towels, Mats-4/29/15	Mats - 4/29/15	Uniforms & Equipment	10-460-4160	04/29/2015	62.96
05/06/2015	452-8709003	Uniforms cleaned, Mats & Shop Towels, Mats-4/29/15	Uniforms cleaned - 4/29/15	Uniforms & Equipment	10-470-4160	04/29/2015	33.95
05/06/2015	452-8709003	Uniforms cleaned, Mats & Shop Towels, Mats-4/29/15	Mats & Shop Towels - 4/29/15	Building - Maintenance & Re	10-470-4295	04/29/2015	106.41
Vendor 1029 - Aramark Uniform Services Total:							60.00
05/06/2015	124594	(48) 2 cycle oil stens	(48) 2 cycle oil stens	Gas & Oil	10-460-4315	04/15/2015	60.00
Vendor 0022 - Arco Lawn Equipment, Inc.							96.00
05/06/2015	00451659-00	Random drug testing - 4/17/15 - M. Conrad	Random drug testing - 4/17/15 - M. Conrad	Professional Fees	10-420-4165	04/21/2015	96.00
Vendor 0047 - Barnes Care							175.00
05/06/2015	748586	Outside power spray - ant control -Police Facility	Outside power spray - ant control -Police Facility	Building - Maintenance & Re	10-470-4295	04/11/2015	175.00
Vendor 0050 - Blue Chip Exterminating, Inc.							304.47
05/06/2015	280649	Repair to headlight assy, new headlight - Car 422	Repair to headlight assy, new headlight - Car 422	Vehicle - Maintenance & Rep	10-470-4285	04/30/2015	304.47
05/06/2015	280769	Seatbelt buckle assy - driver's seat - Car 420	Seatbelt buckle assy - driver's seat - Car 420	Vehicle - Maintenance & Rep	10-470-4285	04/06/2015	109.66
Vendor 0051 - Bo Beuckman Ford							414.13
05/06/2015	280649	Bobcat S250-5 Door window latch	Bobcat S250-5 Door window latch	Vehicle - Maintenance & Rep	10-470-4285	04/21/2015	229.89
05/06/2015	280649	Bobcat S250-5 Door window latch	Bobcat S250-5 Door window latch	Vehicle - Maintenance & Rep	10-470-4285	04/23/2015	491.45
Vendor 0051 - Bo Beuckman Ford Total:							414.13

## Board Approval Report

Payment Date		Payable Number		Description (Payable)		Description (Item)		Account Name		Account Number		Post Date		Payment Dates: 5/2/2015 - 5/9/2015		Amount	
05/06/2015		P39080		Heater blower motor resistor - Bobcat S650		Heater blower motor resistor - Bobcat S650		Vehicle - Maintenance & Rep		10-470-4285		04/29/2015		04/29/2015		71.38	
05/06/2015		P39081		Door window seal - Bobcat S250-5		Door window seal - Bobcat S250-5		Vehicle - Maintenance & Rep		10-470-4285		04/29/2015		04/29/2015		24.80	
<b>Vendor: 0060 - Bussen Quarries, Inc.</b>																	
05/06/2015		161760		(16.95) Tons GAB Stone, (17.08) Tons MSD1 Stone		(16.95) Tons GAB Stone, (17.08) Tons MSD1 Stone		Concrete Street Replacemen		50-470-6310		04/13/2015		04/13/2015		345.29	
05/06/2015		161761		(8.88) Tons GAB Stone for concrete work		(8.88) Tons GAB Stone for concrete work		Concrete Street Replacemen		50-470-6310		04/13/2015		04/13/2015		97.68	
<b>Vendor 0529 - Bobcat of St Louis Total:</b>																	
																<b>817.52</b>	
<b>Vendor: 0062 - C &amp; R Lock &amp; Key Service</b>																	
05/06/2015		31217		Replacement door lock - Police Facility		Replacement door lock - Police Facility		Building - Maintenance & Re		10-470-4295		04/23/2015		04/23/2015		195.00	
05/06/2015		31482		(2) Keys		(2) Keys		Field Supplies		10-440-4220		04/14/2015		04/14/2015		2.70	
<b>Vendor: 1037 - Canon Financial Services, Inc.</b>																	
05/06/2015		14824440		Copier Lease - 4/1-4/30/15, BW & C/R Usage March		Copier Lease - 4/1-4/30/15, BW & C/R Usage March		Equipment Rental		10-425-4280		04/12/2015		04/12/2015		128.66	
<b>Vendor: 0964 - Capital One Commercial</b>																	
05/06/2015		xxxx-xxxx-xxx7-9245-4/9/15		(2) Cs Water, Solo knives, Pretzels, full pan, Frito		(2) Cs Water, Solo knives, Pretzels, full pan, Frito		Public Relations		10-460-4170		04/09/2015		04/09/2015		52.84	
<b>Vendor: 2290 - Cintas Document Management</b>																	
05/06/2015		8402214139		Document shredding Services - City Hall - 4/13/15		Document shredding Services - City Hall - 4/13/15		Equipment - Maintenance &		10-425-4290		04/30/2015		04/30/2015		18.72	
05/06/2015		8402214140		Document Shredding Serv. - Police Facility - 4/20/15		Document Shredding Serv. - Police Facility - 4/20/15		Equipment - Maintenance &		10-425-4290		04/30/2015		04/30/2015		37.44	
<b>Vendor: 0090 - County Treasurer - St. Louis Co.</b>																	
05/06/2015		Dom. Violence Coll - April '15		April Domestic Violence Collections Payment		April Domestic Violence Collections Payment		Domestic Violence DV		10-540-5430		04/30/2015		04/30/2015		598.00	
<b>Vendor: 1191 - County Tree Service</b>																	
05/06/2015		4949		Tree removal & stump grind - 314 Coventry		Tree removal & stump grind - 314 Coventry		Streets - Maintenance & Rep		10-470-4310		04/15/2015		04/15/2015		100.00	
<b>Vendor: 2420 - Dickey Bub Farm &amp; Home</b>																	
05/06/2015		24688		ATV Boom Kit 2 nozzle sprayer		ATV Boom Kit 2 nozzle sprayer		Small Tools & Equipment		10-460-4320		04/22/2015		04/22/2015		46.99	
<b>Vendor 1191 - County Tree Service Total:</b>																	
																<b>100.00</b>	

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## Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 5/2/2015 - 5/9/2015
05/06/2015	CR - Bal. - 3/31/15	Credit difference for returned items - March	Credit difference for returned items - March	Small Tools & Equipment	10-460-4320	04/01/2015	Amount 5298
Vendor: 1233 - Employee Travel Expenses							4451
05/06/2015	R. Ruck - Conf. Mileage	Reimb. B. Ruck - Mileage for APWA conference	Reimb. B. Ruck - Mileage for APWA conference	Travel/Meetings	10-470-4175	05/04/2015	136.47
Vendor: 1877 - Ferguson Enterprises, Inc.							136.47
05/06/2015	0663528	Electronic Solenoid for Urinal Valve - Police Faci	Electronic Solenoid for Urinal Valve - Police Faci	Building - Maintenance & Re	10-470-4295	04/03/2015	140.48
05/06/2015	0663903	(5) Wax rings, handle rep. kit	(5) Wax rings, handle rep. kit	Parks-Maintenance & Repair	10-460-4312	04/03/2015	12.84
05/06/2015	0665431	LF 1/2" Shark strt coupler, 90 ell, slip coupler	LF 1/2" Shark strt coupler, 90 ell, slip coupler	Building - Maintenance & Re	10-460-4295	04/13/2015	18.37
05/06/2015	0668324	1x2 Blk Stl Nip, 1x2 1/2 Stl Nip - Airline fitting	1x2 Blk Stl Nip, 1x2 1/2 Stl Nip - Airline fitting	Building - Maintenance & Re	10-470-4295	04/27/2015	2.88
Vendor: 0595 - GO2 Partners							194.57
05/06/2015	427790	(2500) #9 Envelopes, (500) Warrant Envelopes	(2500) #9 Envelopes	Office Supplies	10-420-4215	04/15/2015	190.70
05/06/2015	427790	(2500) #9 Envelopes, (500) Warrant Envelopes	(500) Warrant Envelopes	Office Supplies	10-440-4215	04/15/2015	226.45
Vendor: 0135 - Grainger							417.15
05/06/2015	9712332957	Silver lavatory soap dispense	Silver lavatory soap dispense	Building - Maintenance & Re	10-470-4295	04/09/2015	37.52
Vendor: 0926 - Greenscape Gardens							37.52
05/06/2015	271437	Cherokee Chief Dogwood (10) Perennials	Cherokee Chief Dogwood (10) Perennials	Parks-Maintenance & Repair	10-460-4312	04/14/2015	82.50
05/06/2015	271820	(10) Perennials	(10) Perennials	Parks-Maintenance & Repair	10-460-4312	04/16/2015	80.91
Vendor: 0890 - Gulf States Distributors							163.41
05/06/2015	1212680-IN	Ammunition for training & duty use	Federal P40HST1 .40cal. 180gr. HST HP duty ammo	Field Supplies	10-440-4220	04/24/2015	915.00
Vendor: 1031 - Horner & Shifrin, Inc.							915.00
05/06/2015	48302	Gen. Engineering Services - 3/1-3/31/15	Gen. Engineering Services - 3/1-3/31/15	Professional Fees	10-475-4165	04/22/2015	309.00
05/06/2015	Inv.#2 - LPA Consultant	LPA Consultant Services - Henry Rd. Project	LPA Consultant Services - Henry Rd. Project	Concrete Street Replacemen	50-470-6310	04/20/2015	576.04
Vendor: 1031 - Horner & Shifrin, Inc. Total:							885.04

## Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 5/2/2015 - 5/9/2015
Vendor: 2614 - Inspection Fee Refund	J. Kahn - Refund	Refund Rental Inspection Fee - Not needed	Refund Rental Inspection Fee - Not needed	Filing Fees, Inspec., Spec.Use	10-570-5720	04/29/2015	Amount
05/06/2015							150.00
Vendor: 2164 - Ipswitch, Inc.	IN546105 - 3/23/15	Service Renewal for Altaro Backup FS - 1 server	Service Renewal for Altaro Backup FS - 1 server	REJIS Expenses	10-425-4345	04/01/2015	24.75
05/06/2015							150.00
Vendor: 1727 - John Fabick Tractor Co.	PIFE1206521	(4) fuel line fitting O-ring seals for Cat 420D-1	(4) fuel line fitting O-ring seals for Cat 420D-1	Vehicle - Maintenance & Rep	10-470-4285	04/10/2015	4.88
05/06/2015	PIFE1206934	(5) Coolant - Deac.	(5) Coolant - Deac.	Vehicle - Maintenance & Rep	10-470-4285	04/13/2015	3,850.50
05/06/2015	PIFE1207179	Eng. cooling sys. thermostat & antifreeze-Cat420D-	Eng. cooling sys. thermostat & antifreeze-Cat420D-	Vehicle - Maintenance & Rep	10-470-4285	04/13/2015	139.13
05/06/2015	PIFE1207180	Returned (5) Coolant - Deac. - sent wrong item	Returned (5) Coolant - Deac. - sent wrong item	Vehicle - Maintenance & Rep	10-470-4285	04/13/2015	-3,850.50
05/06/2015	PIFE1207568	Trans. Scr. cvr seals, drivetrain & hydr. oils	Trans. Scr. cvr seals, drivetrain & hydr. oils	Vehicle - Maintenance & Rep	10-470-4285	04/16/2015	294.65
05/06/2015	PIFE1208661	Tie, fitting, seal, washer, bolts plug, connector,	Tie, fitting, seal, washer, bolts plug, connector	Vehicle - Maintenance & Rep	10-470-4285	04/16/2015	223.04
Vendor: 0903 - K & K Supply	495012	Clutch bearing for Stihl MS250 Chainsaw	Clutch bearing for Stihl MS250 Chainsaw	Equipment - Maintenance &	10-470-4290	04/09/2015	8.59
05/06/2015	496051	Epoxy for eagle	Epoxy for eagle	Building - Maintenance & Re	10-460-4295	04/16/2015	34.70
Vendor: 0859 - Kirkwood Material Supply, Inc.	31811/2	Red Oak 2.5" NV	Red Oak 2.5" NV	Parks-Maintenance & Repair	10-460-4312	04/14/2015	188.21
05/06/2015							188.21
Vendor: 1148 - Lawn Systems, Inc.	133377	Fertilizer applied round 1 - 141/Manchester Rd.	Fertilizer applied round 1 - 141/Manchester Rd.	Streets - Maintenance & Rep	10-470-4310	04/24/2015	365.00
05/06/2015							365.00
Vendor: 0183 - Leon Uniform	347496	(2) S/S Wht Micro Zip Shirt - P. Milligan	(2) S/S Wht Micro Zip Shirt - P. Milligan	Uniforms & Equipment	10-440-4160	04/15/2015	113.99
05/06/2015	348761	(2) Poly Gab Trousers - G. Johnson	(2) Poly Gab Trousers - G. Johnson	Uniforms & Equipment	10-440-4160	04/15/2015	109.00
Vendor: 1293 - Lowe's Companies, Inc.	901930 - 4/24/15	4" & 6" Cabinet rollers (12)5/16x3 1/2" Bolts, (100) 5/16" Nuts, Flat Steel	4" & 6" Cabinet rollers (12)5/16x3 1/2" Bolts, (100) 5/16" Nuts, Flat Steel	Building - Maintenance & Re	10-450-4295	04/24/2015	36.34
05/06/2015	902069 - 4/13/15			Field Supplies	10-470-4220	04/13/2015	65.82
Vendor: 2614 - Inspection Fee Refund	J. Kahn - Refund	Refund Rental Inspection Fee - Not needed	Refund Rental Inspection Fee - Not needed	Filing Fees, Inspec., Spec.Use	10-570-5720	04/29/2015	Amount
05/06/2015							150.00
Vendor: 2164 - Ipswitch, Inc.	IN546105 - 3/23/15	Service Renewal for Altaro Backup FS - 1 server	Service Renewal for Altaro Backup FS - 1 server	REJIS Expenses	10-425-4345	04/01/2015	24.75
05/06/2015							150.00
Vendor: 1727 - John Fabick Tractor Co.	PIFE1206521	(4) fuel line fitting O-ring seals for Cat 420D-1	(4) fuel line fitting O-ring seals for Cat 420D-1	Vehicle - Maintenance & Rep	10-470-4285	04/10/2015	4.88
05/06/2015	PIFE1206934	(5) Coolant - Deac.	(5) Coolant - Deac.	Vehicle - Maintenance & Rep	10-470-4285	04/13/2015	3,850.50
05/06/2015	PIFE1207179	Eng. cooling sys. thermostat & antifreeze-Cat420D-	Eng. cooling sys. thermostat & antifreeze-Cat420D-	Vehicle - Maintenance & Rep	10-470-4285	04/13/2015	139.13
05/06/2015	PIFE1207180	Returned (5) Coolant - Deac. - sent wrong item	Returned (5) Coolant - Deac. - sent wrong item	Vehicle - Maintenance & Rep	10-470-4285	04/13/2015	-3,850.50
05/06/2015	PIFE1207568	Trans. Scr. cvr seals, drivetrain & hydr. oils	Trans. Scr. cvr seals, drivetrain & hydr. oils	Vehicle - Maintenance & Rep	10-470-4285	04/16/2015	294.65
05/06/2015	PIFE1208661	Tie, fitting, seal, washer, bolts plug, connector,	Tie, fitting, seal, washer, bolts plug, connector	Vehicle - Maintenance & Rep	10-470-4285	04/16/2015	223.04
Vendor: 0903 - K & K Supply	495012	Clutch bearing for Stihl MS250 Chainsaw	Clutch bearing for Stihl MS250 Chainsaw	Equipment - Maintenance &	10-470-4290	04/09/2015	8.59
05/06/2015	496051	Epoxy for eagle	Epoxy for eagle	Building - Maintenance & Re	10-460-4295	04/16/2015	34.70
Vendor: 0859 - Kirkwood Material Supply, Inc.	31811/2	Red Oak 2.5" NV	Red Oak 2.5" NV	Parks-Maintenance & Repair	10-460-4312	04/14/2015	188.21
05/06/2015							188.21
Vendor: 1148 - Lawn Systems, Inc.	133377	Fertilizer applied round 1 - 141/Manchester Rd.	Fertilizer applied round 1 - 141/Manchester Rd.	Streets - Maintenance & Rep	10-470-4310	04/24/2015	365.00
05/06/2015							365.00
Vendor: 0183 - Leon Uniform	347496	(2) S/S Wht Micro Zip Shirt - P. Milligan	(2) S/S Wht Micro Zip Shirt - P. Milligan	Uniforms & Equipment	10-440-4160	04/15/2015	113.99
05/06/2015	348761	(2) Poly Gab Trousers - G. Johnson	(2) Poly Gab Trousers - G. Johnson	Uniforms & Equipment	10-440-4160	04/15/2015	109.00
Vendor: 1293 - Lowe's Companies, Inc.	901930 - 4/24/15	4" & 6" Cabinet rollers (12)5/16x3 1/2" Bolts, (100) 5/16" Nuts, Flat Steel	4" & 6" Cabinet rollers (12)5/16x3 1/2" Bolts, (100) 5/16" Nuts, Flat Steel	Building - Maintenance & Re	10-450-4295	04/24/2015	36.34
05/06/2015	902069 - 4/13/15			Field Supplies	10-470-4220	04/13/2015	65.82

Agenda Item

**Vendor 1293 - Lowe's Companies, Inc. Total: 857.59**



## Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 5/2/2015 - 5/9/2015
Vendor: 0141 - Patrick R. Gunn							Amount
05/06/2015	Excess Retainer - April '15	April Excess Retainer - City Atty.	April Excess Retainer - City Atty.	Professional Fees	10-420-4165	05/01/2015	3,070.99
Vendor: 0268 - Praxair Distribution Inc.						Vendor 0141 - Patrick R. Gunn Total:	3,070.99
05/06/2015	52522619	Cylinder rental - April	Cylinder rental - April	Equipment Rental	10-470-4280	04/24/2015	181.19
Vendor: 0279 - Rejis Commission						Vendor 0268 - Praxair Distribution Inc. Total:	181.19
05/06/2015	INV0041283	Rejis Chgs - April	VPN Conn, VPN Access, PIX Firewall, Charter - April	REJIS Expenses	10-425-4345	04/15/2015	547.61
05/06/2015	INV0041283	Rejis Chgs - April	Sprint Data Lines - April	Telephone	10-440-4245	04/15/2015	470.00
Vendor: 0897 - Reliance Automotive, Inc.						Vendor 0279 - Rejis Commission Total:	1,017.61
05/06/2015	12 015418	(2) Headlight bulbs - stock	(2) Headlight bulbs - stock	Vehicle - Maintenance & Rep	10-470-4285	04/02/2015	11.98
Vendor: 2179 - Republic Services - #346						Vendor 0897 - Reliance Automotive, Inc. Total:	11.98
05/06/2015	0346-017062861-3/20/15	Disposal of street sweeping materials - March	Disposal of street sweeping materials - March	Waste Management Progra	10-470-4360	04/01/2015	227.00
05/06/2015	0346-017115438	Disposal of street sweeping materials	Disposal of street sweeping materials - April	Waste Management Progra	10-470-4360	04/20/2015	228.70
Vendor: 0293 - S.L.A.C.M.A.						Vendor 2179 - Republic Services - #346 Total:	455.70
05/06/2015	A. Hixson - Lunch-4/9/15	SLACMA Lunch/Mtg - 4/9/15	SLACMA Lunch/Mtg - 4/9/15	Business Lunch/Dinner	10-420-4180	04/09/2015	15.00
Vendor: 0284 - Safety-Kleen Corporation						Vendor 0293 - S.L.A.C.M.A. Total:	15.00
05/06/2015	66475126	Waste oil recycling	Waste oil recycling	Waste Management Progra	10-470-4360	04/13/2015	62.15
Vendor: 0291 - Simpson Construction Material, LLC						Vendor 0284 - Safety-Kleen Corporation Total:	62.15
05/06/2015	6225189	(1.49) Tons COMM Hot mix Asphalt - ticket#39424	(1.49) Tons COMM Hot Mix Asphalt - ticket#39424	Streets - Maintenance & Rep	10-470-4310	04/15/2015	65.39
Vendor: 0449 - St. Louis Composting, Inc.						Vendor 0291 - Simpson Construction Material, LLC Total:	65.39
05/06/2015	325582	(4) Yds Dark Walnut Brown Mulch	(4) Yds Dark Walnut Brown Mulch	Parks-Maintenance & Repair	10-460-4312	04/10/2015	92.80
Vendor: 1200 - St. Louis Skylights						Vendor 0449 - St. Louis Composting, Inc. Total:	92.80
05/06/2015	Paul Schroeder Park	Repair Skylight to Aquatic Center from hail damage	Repair Skylight to Aquatic Center from hail damage	Construction Retainage	60-200-2500	04/27/2015	16,364.00
						Vendor 1200 - St. Louis Skylights Total:	16,364.00

## Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Payment Dates: 5/2/2015 - 5/9/2015							
Vendor: 0315 - Stonegate Auto Parts Inc.							
05/06/2015	421666	Lube filter, fuel filter, air filter - Truck 200	Lube filter, fuel filter, air filter - Truck 200	Vehicle - Maintenance & Rep	10-470-4285	04/01/2015	11.96
05/06/2015	421697	(2) Front shock absorbers - Truck 200	(2) Front shock absorbers - Truck 200	Vehicle - Maintenance & Rep	10-470-4285	04/01/2015	164.98
05/06/2015	421714	(2) rear shock absorbers - Truck 200	(2) rear shock absorbers - Truck 200	Vehicle - Maintenance & Rep	10-470-4285	04/01/2015	334.98
05/06/2015	421735	(10) 22" Wiper blades - stock	(10) 22" Wiper blades - stock	Vehicle - Maintenance & Rep	10-470-4285	04/02/2015	61.90
05/06/2015	421850	Kingpin kit - Truck 200	Kingpin kit - Truck 200	Vehicle - Maintenance & Rep	10-470-4285	04/02/2015	925.50
05/06/2015	421904	(2) King pin cap, (2) gaskets - Truck 200	(2) King pin cap, (2) gaskets - Truck 200	Vehicle - Maintenance & Rep	10-470-4285	04/03/2015	93.86
05/06/2015	422710	Kingpin spacer shim - Truck 200	Kingpin spacer shim - Truck 200	Vehicle - Maintenance & Rep	10-470-4285	04/10/2015	46.00
05/06/2015	423724	(10)Hose clamps & (1) radiator seal tabs - stock	(10)Hose clamps & (1) radiator seal tabs - stock	Vehicle - Maintenance & Rep	10-470-4285	04/21/2015	10.09
05/06/2015	423844	Bobcat drop hammer O-ring Seal	Bobcat drop hammer O-ring Seal	Equipment - Maintenance &	10-470-4290	04/22/2015	0.98
05/06/2015	424378	Marker lamp - truck 195	Marker lamp - truck 195	Vehicle - Maintenance & Rep	10-470-4285	04/27/2015	6.96
05/06/2015	424483	Fuel filter - Car 410	Fuel filter - Car 410	Vehicle - Maintenance & Rep	10-470-4285	04/28/2015	24.09
05/06/2015	424517	Electric fuel pump - Car 410	Electric fuel pump - Car 410	Vehicle - Maintenance & Rep	10-470-4285	04/28/2015	76.89
05/06/2015	424821	4 lb. tub of grease - shop supply	4 lb. tub of grease - shop supply	Vehicle - Maintenance & Rep	10-470-4285	04/30/2015	16.99
Vendor: 0315 - Stonegate Auto Parts Inc. Total:							1,478.18
05/06/2015	IN125363	(4) 50# Bag Fescue/Rye Grass Seed	(4) 50# Bag Fescue/Rye Grass Seed	Concrete Street Replacemen	50-470-6310	04/10/2015	300.00
Vendor 0324 - Supreme Turf Products Total:							300.00
05/06/2015	0000002574	(11) Loads Clean Fill to Landf	(11) Loads Clean Fill to Landf	Concrete Street Replacemen	50-470-6310	04/14/2015	473.00
05/06/2015	0000002606	(4) Loads Clean fill to Landfill	(4) Loads Clean fill to Landfill	Concrete Street Replacemen	50-470-6310	04/15/2015	172.00
Vendor 0324 - Terrafil Incorporated Total:							645.00
05/06/2015	99627	Sewer Repair - 732 Country Heights	Sewer Repair - 732 Country Heights	Capital Improvement	70-470-4500	04/12/2015	2,520.00
05/06/2015	99628	Sewer Repair - 1208 Eagleshire	Sewer Repair - 1208 Eagleshire	Capital Improvement	70-470-4500	04/12/2015	2,520.00
Vendor 1652 - Tope Plumbing, Inc. Total:							5,040.00
05/06/2015	0001224-IN	(3) "No Outlet" Signs 6"x24"	(3) "No Outlet" Street Signs 6"x24"	Machinery and Equipment	50-470-6410	04/15/2015	60.51
Vendor 1824 - Traffic Control Company Total:							60.51

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## Board Approval Report

Payment Date		Payable Number		Payment Dates: 5/2/2015 - 5/9/2015	
Vendor: 0310 - Treasurer, St. Louis County		T04261500094006		Post Date	
05/06/2015				Amount	
Vendor: 0331 - Treasurer-State of Missouri		POST Com. Coll - April '15		Account Number	
05/06/2015				Account Name	
Vendor: 2018 - Tyler Technologies, Inc.		025-122349		Description (Payable)	
05/06/2015				Description (Item)	
Vendor: 0337 - Valley Material		153119		Vendor 0310 - Treasurer, St. Louis County Total:	
05/06/2015				340.64	
Vendor: 0745 - Wal*Mart Community/GEMB		02571		Vendor 0331 - Treasurer-State of Missouri Total:	
05/06/2015				299.00	
Vendor: 1049 - Woody's Municipal Supply Company		44884		Vendor 2018 - Tyler Technologies, Inc. Total:	
05/06/2015				33,585.00	
Vendor: 0331 - Treasurer-State of Missouri		025-122537		Vendor 0337 - Valley Material Total:	
05/06/2015				1,588.96	
Vendor: 0745 - Wal*Mart Community/GEMB		02571		Vendor 1049 - Woody's Municipal Supply Company Total:	
05/06/2015				740.00	
Vendor: 1049 - Woody's Municipal Supply Company		44884		Grand Total:	
05/06/2015				77,518.71	

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Manchester, MO

# Board Approval Report

By Vendor Name

Payment Dates 5/10/2015 - 5/15/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 0009 - Ameren Missouri	03410-04013-5/6/15	Lighting Service - 4/01-5/01/15	Lighting Service - 4/01-5/01/15	Street Lighting	10-470-4236	05/06/2015	18,656.82
Vendor 0009 - Ameren Missouri Total:							18,656.82
Vendor: 1029 - Aramark Uniform Services	452-8743395	Uniforms cleaned, Mats & Shop towels, Mats - 5/6/15	Mats - 5/6/15	Uniforms & Equipment	10-460-4160	05/06/2015	9.50
05/12/2015	452-8743395	Uniforms cleaned, Mats & Shop towels, Mats - 5/6/15	Uniforms cleaned - 5/6/15	Uniforms & Equipment	10-470-4160	05/06/2015	52.96
05/12/2015	452-8743395	Uniforms cleaned, Mats & Shop towels, Mats - 5/6/15	Mats & Shop towels - 5/6/15	Building - Maintenance & Re	10-470-4295	05/06/2015	33.95
Vendor 1029 - Aramark Uniform Services Total:							106.41
Vendor: 0761 - Brownell's Inc.	11002109.01-3/31/15	REM 870 Adj. Stock w/pistol grip, Cleaning Solution	REM 870 Adj. Stock w/pistol grip	Field Supplies	10-440-4220	04/01/2015	66.14
05/12/2015	11002109.01-3/31/15	REM 870 Adj. Stock w/pistol grip, Cleaning Solution	Gun Cleaning Solution	Field Supplies	10-440-4220	04/01/2015	68.99
05/12/2015	11002109.01-3/31/15	REM 870 Adj. Stock w/pistol grip, Cleaning Solution	Glock Trig Housing w/ejector grip, Cleaning Solution	Field Supplies	10-440-4220	04/01/2015	6.40
Vendor 0761 - Brownell's Inc. Total:							141.53
Vendor: 0060 - Bussen Quarries, Inc.	162574	(17.33) tons MSD1 Stone	(17.33) tons MSD1 Stone	Concrete Street Replacemen	50-470-6310	04/20/2015	161.17
Vendor 0060 - Bussen Quarries, Inc. Total:							161.17
Vendor: 2455 - Charter Communications	#8345780320194701-4/17/1	Charter Spectrum Service 4/27-5/26/15	Charter Spectrum Service 4/27-5/26/15	Miscellaneous	10-440-4325	04/17/2015	115.48
Vendor 2455 - Charter Communications Total:							115.48
Vendor: 0077 - Coca-Cola Refreshments	3848337408	Fuze Tea, Energy water, Asst Soda, MM Lemonade	Fuze Tea, Energy water, Asst Soda, MM Lemonade	Concession Supplies	10-450-4230	05/08/2015	1,189.58
Vendor 0077 - Coca-Cola Refreshments Total:							1,189.58
Vendor: 0087 - Contractor's Welding, Inc.	81202	Replace Hitch on trailer	Replace Hitch on trailer	Equipment - Maintenance &	10-460-4290	04/22/2015	54.00
05/12/2015	81203	Add top & ends to new sign at Manchester Rd.	Add top & ends to new sign at Manchester Rd.	Parks-Maintenance & Repair	10-460-4312	04/23/2015	664.75
Vendor 0087 - Contractor's Welding, Inc. Total:							718.75

## Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 5/10/2015 - 5/15/2015	Amount
Vendor: 1970 - Copying Concepts	892492	Copier Lease - City Hall - May	Copier Lease - City Hall - May	Equipment Rental	10-425-4280	05/01/2015		180.00
Vendor: 0494 - Crescent Parts & Equipment Co., Inc.	35052609-00	Grip notch belt, 75 Amp/24V Contactor	Grip notch belt, 75 Amp/24V Contactor - PD HVAC	Building - Maintenance & Re	10-470-4295	04/17/2015	Vendor 1970 - Copying Concepts Total:	180.00
05/12/2015	35052644-00	Box (100) Gripnotch belt	Box (100) Gripnotch belt	Building - Maintenance & Re	10-470-4295	04/21/2015		168.98
05/12/2015	35052644-01	BX 100 - Gripnotch drive belt for HVAC unit	BX 100 - Gripnotch drive belt for HVAC unit	Building - Maintenance & Re	10-470-4295	04/23/2015		32.02
								32.02
Vendor: 0102 - Dierbergs Markets	40251501-35-4050315	(3) Boutonnieres - Newly elected Aldermen	(3) Boutonnieres - Newly elected Aldermen	Miscellaneous	10-410-4325	05/03/2015	Vendor 0494 - Crescent Parts & Equipment Co., Inc. Total:	233.02
05/12/2015							Vendor 0102 - Dierbergs Markets Total:	23.97
Vendor: 2623 - Employee Expense Reimbursement	A. Hixson - M.A. Reimb.	Reimb. to A. Hixson - Purch Food for Photo Art Show	Reimb. to A. Hixson - Purch Food for Photo Art Show	Program Supplies	85-485-4210	04/23/2015		162.45
05/12/2015							Vendor 2623 - Employee Expense Reimbursement Total:	162.45
Vendor: 0113 - Erb Equipment Company, Inc.	53353	Carbureator seals & Float needle- Exmark 48" mower	Carbureator seals & Float needle- Exmark 48" mower	Equipment - Maintenance &	10-470-4290	04/21/2015	Vendor 0113 - Erb Equipment Company, Inc. Total:	24.90
05/12/2015								739.96
Vendor: 1116 - Firestone Complete Auto Care	182700	(4) Transforce A/T BL LT245/75R16 Tires- Truck 22	(4) Transforce A/T BL LT245/75R16 Tires- Truck 22	Vehicle - Maintenance & Rep	10-470-4285	05/07/2015	Vendor 1116 - Firestone Complete Auto Care Total:	739.96
05/12/2015								2,522.15
Vendor: 0122 - Froesel Oil Co.	000246119	1211.0 Gal #2 Diesel Fuel	2015 Bulk Diesel Fuel	Gas & Oil	10-470-4315	05/06/2015	Vendor 0122 - Froesel Oil Co. Total:	2,522.15
05/12/2015								16.17
Vendor: 0926 - Greenscape Gardens	273767	(3) Qt. Perennials	(3) Qt. Perennials	Parks-Maintenance & Repair	10-460-4312	04/23/2015	Vendor 0926 - Greenscape Gardens Total:	16.17
05/12/2015								507.00
Vendor: 0890 - Gulf States Distributors	1210233-IN - 3/27/15	Ammunition for training & duty use	Federal AE223 .223 cal. 55gr. FMJ training ammo	Field Supplies	10-440-4220	04/01/2015	Vendor 0890 - Gulf States Distributors Total:	507.00
05/12/2015								1,786.53
Vendor: 2495 - Hackett Security, Inc.	70438029	Replaced/Reprogram front PTZ Camera, Clean back PTZ	Replaced/Reprogram front PTZ Camera, Clean back PTZ	Equipment - Maintenance &	10-425-4290	05/05/2015	Vendor 2495 - Hackett Security, Inc. Total:	1,786.53

Agenda Item

## Board Approval Report

Payment Date		Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 5/10/2015 - 5/15/2015
Vendor: 1727 - John Fabick Tractor Co.								Agenda Item
05/12/2015		PIFE1209102	Fuel filter, water separator assy, antifreeze	Fuel filter, water separator assy, antifreeze	Vehicle - Maintenance & Rep	10-470-4285	04/17/2015	43.75
05/12/2015		PIFE1209692	Fitting, connector, plug, seal - Cat 420-D	Fitting, connector, plug, seal	Vehicle - Maintenance & Rep	10-470-4285	04/20/2015	73.78
05/12/2015		PIFE1209693	Returned Ties, Seals, Washer, Bolts, Plug, Ring	Returned Ties, Seals, Washer, Bolts, Plug, Ring	Vehicle - Maintenance & Rep	10-470-4285	04/20/2015	-23.79
Vendor: 0903 - K & K Supply								Vendor 1727 - John Fabick Tractor Co. Total:
05/12/2015		496303	7/16" :ever screw assy for concrete screed	7/16" :ever screw assy for concrete screed	Equipment - Maintenance &	10-470-4290	04/17/2015	272.74
05/12/2015		496940	6"x6" Concrete edging tool	6"x6" Concrete edging tool	Small Tools & Equipment	10-470-4320	04/22/2015	60.00
Vendor: 1215 - Kemper Petroleum Equipment Co., Inc.								13.83
05/12/2015		415011	Clean & dispose of diesel fuel contaminants	Clean & dispose of diesel fuel contaminants	Waste Management Progra	10-470-4360	05/03/2015	73.83
Vendor: 1255 - Lifeguards Unlimited, Inc.								1,590.11
05/12/2015		19994	Management Contract - May 2015	2015 Pool Management Fees	Professional Fees	10-450-4165	05/08/2015	9,360.00
Vendor: 0197 - Metropolitan St. Louis Sewer District								9,360.00
05/12/2015		0001003-3 - 4/30/15	Service to Pub. Wks. Bldg - 3/31-4/30/15	Service to Pub. Wks. Bldg - 3/31-4/30/15	Sewer	10-470-4255	04/30/2015	25.38
05/12/2015		0080444-3 - 4/30/15	Service to City Hall - 3/31-4/30/15	Service to City Hall - 3/31-4/30/15	Sewer	10-420-4255	04/30/2015	28.75
05/12/2015		0442134-3 - 4/30/15	Service to Sulphur Spring Rd. - 3/31-4/30/15	Service to 202 Sulphur Spring Rd. - 3/31-4/30/15	Sewer	10-460-4255	04/30/2015	39.59
05/12/2015		0812311-9 - 4/30/15	Service to Police Facility - 3/31-4/30/15	Service to Police Facility - 3/31-4/30/15	Sewer	10-440-4255	04/30/2015	37.20
Vendor: 0182 - Missouri Lawyers Media								130.92
05/12/2015		10747295	Ad Requesting Bids for 2015 Concrete Street Slabs	Ad Requesting Bids for 2015 Concrete Street Slabs	Newspaper Notices	10-420-4185	04/27/2015	35.00
05/12/2015		10748184	Public Hearing Notice - 5/18/15-Spec. Use Permit	Public Hearing Notice - 5/18/15-Spec. Use Permit	Newspaper Notices	10-420-4185	04/28/2015	26.68
Vendor: 1445 - Missouri State Hwy. Patrol Academy								61.68
05/12/2015		Meth LabClass-B. Yount	Training - B. Yount - 5/11-5/15/15-Haz Waste/Meth	Training - B. Yount - 5/11-5/15/15-Haz Waste/Meth	Training	10-440-4130	05/11/2015	185.00
Vendor: 1445 - Missouri State Hwy. Patrol Academy								185.00





## Board Approval Report

Payment Dates: 5/10/2015 - 5/15/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
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Vendor: 2079 - Ozarc/Gas Equipment & Supply, Inc.  
05/12/2015 R 00509722

Vendor: 0730 - Public Agency Training Council  
05/12/2015 192800 - P. Milligan

Vendor: 0360 - Purcell Tire Co.

05/12/2015 71087787

Vendor: 0285 - Sam's Club / GECF

05/12/2015 #9234

05/12/2015 #9234

05/12/2015 02631

05/12/2015 02820

05/12/2015 05315

05/12/2015 08290

05/12/2015 09234

05/12/2015 09234

05/12/2015 09748

05/12/2015 09748

05/12/2015 09748

05/12/2015 To Void #09234

05/12/2015 To Void #09234

Vendor: 1217 - ServeSafe

05/12/2015 5/19/15 Training - #571

Vendor: 0291 - Simpson Construction Material, LLC

05/12/2015 6225219

Cylinder rental - April	Cylinder rental - April	Equipment Rental	10-460-4280	04/30/2015	22.00
Manage Prop. & Evid. Room Class 7/28/15-P Milligan	Manage Prop & Evid. Room Class 7/28/15- P Milligan	Training	10-440-4130	04/29/2015	285.00
Repair Flat tire - Truck 155	Repair Flat tire - Truck 155	Vehicle - Maintenance & Rep	10-470-4285	04/30/2015	31.03
(5) Hot Dog Buns, Pom Tissue, Nozzle, Picnic Pk, Hose	(5) Hot Dog Buns, Picnic Pk, Hot dogs	Public Relations	10-460-4170	04/10/2015	46.16
(5) Hot Dog Buns, Pom Tissue, Nozzle, Picnic Pk, Hose	Pom Tissue, Nozzle, Flex Hose, Nitrite Glo, Cups	Parks-Maintenance & Repair	10-460-4312	04/10/2015	83.28
(3) Cases Soda for machines 9V Batteries	(3) Cases Soda for machines 9V Batteries	Miscellaneous Field Supplies	10-470-4325 10-470-4220	04/07/2015 04/08/2015	23.24 15.98
(2) Cases Water, (4) Cases Soda - for machines	(2) Cases Water, (4) Cases Soda - for machines	Miscellaneous	10-470-4325	04/20/2015	39.68
(2) Cases Bottled Water	(2) Cases Bottled Water	Miscellaneous	10-470-4325	04/02/2015	6.76
(5) Hot dog buns, Pom Tissue, Nozzle, Picnic pk.,	(5) Hot dog buns, Picnic pk., Hot dogs	Public Relations	10-460-4170	04/10/2015	4,616.00
(5) Hot dog buns, Pom Tissue, Nozzle, Picnic pk.,	Pom Tissue, Nozzle, Nitrite Glo, Flex hose, 12 oz cup	Miscellaneous	10-460-4325	04/10/2015	83.28
(6) Coffee, Creamer, Dura Combo pk (2) Hot Pepp.	(6) Coffee, Creamer (6) Coffee, Creamer	Office Supplies	10-440-4215	04/08/2015	75.08
(6) Coffee, Creamer, Dura Combo pk (2) Hot Pepp.	Dura Combo pk. Batteries	Field Supplies	10-440-4220	04/08/2015	19.98
(6) Coffee, Creamer, Dura Combo pk (2) Hot Pepp.	(2) Hot Pockets Pepp.	Prisoner Expense	10-440-4335	04/08/2015	25.76
To void Inv 09234 - wrong amount entered	To void Inv 09234 - wrong amount entered	Public Relations	10-460-4170	04/10/2015	-4,616.00
To void Inv 09234 - wrong amount entered	To void Inv 09234 - wrong amount entered	Miscellaneous	10-460-4325	04/10/2015	-83.28
Vendor 0285 - Sam's Club / GECF Total:					335.92
Food Handler Course for (7) people at concession	Food Handler Course for (7) people at concession	Training	10-450-4130	04/24/2015	280.00
Vendor 1217 - ServeSafe Total:					280.00
(4.0) Tons COMM Asphalt - Ticket #39479	(4.0) Tons COMM Asphalt - Ticket #39479	Streets - Maintenance & Rep	10-470-4310	04/22/2015	179.00
Vendor 0291 - Simpson Construction Material, LLC Total:					179.00



## Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 5/10/2015 - 5/15/2015	Amount
<b>Vendor: 2038 - Southern Computer Warehouse</b>								
05/12/2015	IN-000251298	HP LaserJet Pro 400 Printer - Finance	HP LaserJet Pro 400 Printer - Finance	Expendable Equipment	10-425-6100	04/16/2015		366.19
05/12/2015	IN-000252056	Quantum RDX 500GB - Backup disk - Court Server	Quantum RDX 500GB - Backup disk - Court Server	Small Tools & Equipment	10-425-4320	04/20/2015		99.28
05/12/2015	IN-000252096	Axiom 4GB DDR3-1333 Memory upgrade - Court server	Axiom 4GB DDR3-1333 Memory upgrade - Court server	Small Tools & Equipment	10-425-4320	04/20/2015		121.68
<b>Vendor: 1201 - St. Louis Safety, Inc.</b>								
05/12/2015	544016	Brn Jersey Gloves, (5) Green mesh Safety Vest	Brn Jersey Gloves, (5) Green mesh Safety Vest	Field Supplies	10-470-4220	05/04/2015		116.68
<b>Vendor: 2350 - Stock &amp; Associates Consulting Engineers, Inc.</b>								
05/12/2015	59680	1st Qtr. Police Underground basin inspection fee	1st Qtr. Police Underground basin inspection fee	Building - Maintenance & Re	10-470-4295	05/11/2015		500.00
<b>Vendor: 0324 - Terrafil Incorporated</b>								
05/12/2015	0000002659	(2) Loads Clean fill to Landfill	(2) Loads Clean fill to Landfill	Concrete Street Replacemen	50-470-6310	04/17/2015		86.00
05/12/2015	0000002676	(3) Loads Clean fill to Landfill w/mud chgs.	(3) Loads Clean fill to Landfill w/mud chgs.	Concrete Street Replacemen	50-470-6310	04/20/2015		149.00
05/12/2015	0000002709	(5) Loads Clean Fill to Landfill	(5) Loads Clean Fill to Landfill	Concrete Street Replacemen	50-470-6310	04/21/2015		215.00
05/12/2015	0000002739	(5) Loads Clean Fill to Landfill	(5) Loads Clean Fill to Landfill	Concrete Street Replacemen	50-470-6310	04/22/2015		215.00
05/12/2015	0000002762	(3) Loads Clean Fill to Landfill	(3) Loads Clean Fill to Landfill	Concrete Street Replacemen	50-470-6310	04/23/2015		129.00
<b>Vendor: 1652 - Tope Plumbing, Inc.</b>								
05/12/2015	99719	Sewer repair - 520 Treetop Trail	Sewer repair - 520 Treetop Trail	Capital Improvement	70-470-4500	04/18/2015		2,445.00
<b>Vendor: 0310 - Treasurer, St. Louis County</b>								
05/12/2015	T05031500094007	(4) House Inspections, (1) Apt. Inspection	(4) House Inspections, (1) Apt. Inspection	Professional Fees	10-475-4165	05/03/2015		456.37
<b>Vendor: 0337 - Valley Material</b>								
05/12/2015	153225	(25) Cu Yds 7.25 SK Meramec "C" Asphalt	(25) Cu Yds 7.25 SK Meramec "C" Asphalt	Concrete Street Replacemen	50-470-6310	04/17/2015		2,650.00
05/12/2015	153226	(21) CuYds 7 SK Meramec "C" Asphalt w/1/2%Chloride	(21) CuYds 7 SK Meramec "C" Asphalt w/1/2%Chloride	Concrete Street Replacemen	50-470-6310	04/17/2015		1,839.18
05/12/2015	153267	(8) Cu Yds 7 SK Meramec "C" Asphalt	(8) Cu Yds 7 SK Meramec "C" Asphalt	Concrete Street Replacemen	50-470-6310	04/20/2015		688.00
05/12/2015	153308	(25) Cu Yds 7 SK Meramec "C" Asphalt w/1/2% Chlori	(25) Cu Yds 7 SK Meramec "C" Asphalt w/1/2% Chlori	Concrete Street Replacemen	50-470-6310	04/22/2015		2,189.50
<b>Vendor 0337 - Valley Material Total:</b>								
								<b>6,891.68</b>
<b>Vendor 0324 - Terrafil Incorporated Total:</b>								
								<b>794.00</b>
<b>Vendor 1652 - Tope Plumbing, Inc. Total:</b>								
								<b>2,445.00</b>
<b>Vendor 0310 - Treasurer, St. Louis County Total:</b>								
								<b>456.37</b>
<b>Vendor 0337 - Valley Material Total:</b>								
								<b>6,891.68</b>

Board Approval Report

Payment Date  
Vendor: 2620 - Vanguard Truck Center of St. Louis  
05/12/2015

Payable Number  
673329

Payment Dates: 5/10/2015 - 5/15/2015

Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Kingpin spacer shims - Truck 200	Kingpin spacer shims - Truck 200	Vehicle - Maintenance & Rep	10-470-4285	04/22/2015	47.90

Vendor 2620 - Vanguard Truck Center of St. Louis Total:

47.90

Grand Total:

93,407.22

Agenda Item 7a

**INTRODUCED BY ALDERMAN CLEMENT**

**BILL NO. 15-2219**

**ORDINANCE NO. 15-**

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO DUANE MARQUART, d/b/a SERENITY MASSAGE, TO OPERATE A MASSAGE THERAPIST FACILITY AT 201 ENCHANTED PARKWAY, AS PROVIDED FOR IN SECTION 405.240(C)(5)(h) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, Duane Marquart, d/b/a Serenity Massage, has heretofore made application for a Special Use Permit to operate a massage therapist facility at 201 Enchanted Parkway (the "Site"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on April 13, 2015; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Site; and,

WHEREAS, the Board of Aldermen did, on the 4th day of May, 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Duane Marquart, d/b/a Serenity Massage (sometimes referred to herein as "Holder") to use the property at 201 Enchanted Parkway (the "Site") for the operation of a massage therapist facility, as provided in Section 405.240(C)(5)(h) of the Code of Ordinances of the City of Manchester. Attached hereto as Exhibit "A" is the legal description for the Site.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Special Use Permit may be revoked and terminated, and does further agree that he, his successors and assigns, shall be held to have acquired no special rights, privileges, or immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

**INTRODUCED BY ALDERMAN CLEMENT**

**BILL NO. 15-2219**

**ORDINANCE NO. 15-**

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law, but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. All massage therapists employed by Holder or working within the Site shall be duly licensed by the State of Missouri and shall exhibit such licenses in a visible location within the Site.
2. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
3. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraphs 1 and 2 of this Section Five.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CITY OF MANCHESTER, MISSOURI

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney

**INTRODUCED BY ALDERMAN CLEMENT**

**BILL NO. 15-2219**

**ORDINANCE NO. 15-**

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I, Duane Marquart, d/b/a Serenity Massage, do hereby accept the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge my intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
DUANE MARQUART,  
d/b/a SERENITY MASSAGE

EXHIBIT "A"

A tract of land being part of Lot 15 of Taylor Heights, a Subdivision according to the plat thereof recorded in Plat Book 15, Page(s) 128, of the St. Louis County Records, in Section 31, Township 45 North, Range 5 East, St. Louis County, Missouri, and being more particularly described as: Beginning at the Southeast corner of property conveyed to Sylvan Kaplan and wife by deed recorded in Book 6633 Page 954 of said County records; said point being also a point in the West line of Enchanted Parkway, 60 feet wide; thence Southwardly along said West line of Enchanted Parkway, South 1 degrees 29 minutes 20 seconds East 100 feet to a point; thence North 86 degrees 39 minutes 11 seconds West 191.85 feet to a point; thence North 3 degrees 34 minutes East 100 feet to the Southwest corner of aforesaid Kaplan property; thence Eastwardly along the South line said Kaplan property, South 86 degrees 32 minutes 31 seconds East 183.04 feet to the point of beginning.

Agenda Item 9a

**CITY OF MANCHESTER**  
**PLANNING AND ZONING DEPARTMENT**  
**STAFF REPORT**

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**Project Information**

April 13, 2015

Case: #15-SUP-005

Applicant: Duane Marquart of Primary Care Chiropractic d/b/a Serenity Massage

Activity: Special Use Permit to operate a Massage Therapist Facility

Zoning District: C-1 Commercial District

Address: 201 Enchanted Parkway

**Background**

The petitioner currently operates a chiropractic office at 201 Enchanted Parkway. That business has been in operation in the City for over 20 years. Department of Planning & Zoning staff became aware of the fact the petitioner had expanded their offerings for their patients by adding massage services. The massage portion of the business is named Serenity Massage and requires a Special Use Permit to operate. The Department sent a letter to the petitioner who quickly made application for the Special Use Permit.

The massage facility consists of two (2) treatment rooms, within the chiropractic office, that are staffed by two (2) massage therapists. The massage services are offered during the same hours of operation as the chiropractic office. All administrative work related to the massage portion of the business is handled by the patient services staff of the chiropractic office. The massage business and all massage therapists are licensed by the State of Missouri.

Attached is a copy of the application, site plan, legal description, the Statement of Intent from the business owner, the license for the facility and the two (2) current therapists, a map showing the subject property and its zoning, and photos of the property.

**Staff Comments**

Massage therapists are only allowed by Special Use Permit in the C-1 Commercial District. The Department recommends all practitioners be licensed by the State of Missouri. Even though the petitioner has provided verification that their therapists are licensed, the Department believes strongly in this requirement and would encourage the Commission to stipulate this as a condition of the Special Use Permit.

There will be no external changes to the property relative to this business. The massage business is located within the footprint of the chiropractic office, so the parking requirements are already met. No Site Plan review would be required since there are no changes to the property.

Staff recommends a favorable recommendation of this Special Use Permit application, with the requirement that all therapists be licensed by the State.



# APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

**Every application** submitted to the Planning and Zoning Commission for review and approval must contain the following:

- ☐ A non-refundable fee of \$300.
- ☐ Twenty (20) copies of:
  - ☐ A plot survey/sketch/site plan, to scale and showing lot/property in question.
  - ☐ A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
  - ☐ Information on the number of parking spaces assigned to the space.
  - ☐ Any other pertinent information for the Commission to review with your application.
- ☐ Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

**PLEASE PRINT**

PROPERTY OWNER	Duane and Elaine Marquart		
ADDRESS	201 Enchanted Parkway Manchester MO 63021		
PHONE	636 227 4151	FAX	636 227 0624
CONTRACTOR/ APPLICANT NAME	Duane Marquart		
COMPANY NAME	Primary Care Chiropractic d/b/a Serenity Mas		
ADDRESS	201 Enchanted Parkway Manchester MO 63021		
PHONE/EXTENSION	636 238 0056	FAX	636 227 0624
PERMIT TO BE PICKED UP BY	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Applicant/Contractor		
ADDRESS OF SPECIAL USE	201 Enchanted Parkway Manchester MO 63021		
LEGAL DESCRIPTION OF PROPERTY	attached		
LEGAL DESCRIPTION OF PROPERTY (continued)			
PROPOSED SPECIAL USE	Massage Therapy		
EXISTING ZONING	C-1		

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor Derek [Signature] Date 3/18/15

**PLANNING AND ZONING COMMISSION**

City of Manchester Permit # \_\_\_\_\_

Received by \_\_\_\_\_  
Director, Planning and Zoning and Economic Development

☐ Fee Paid On: \_\_\_\_\_

APP\_Special Use Permit

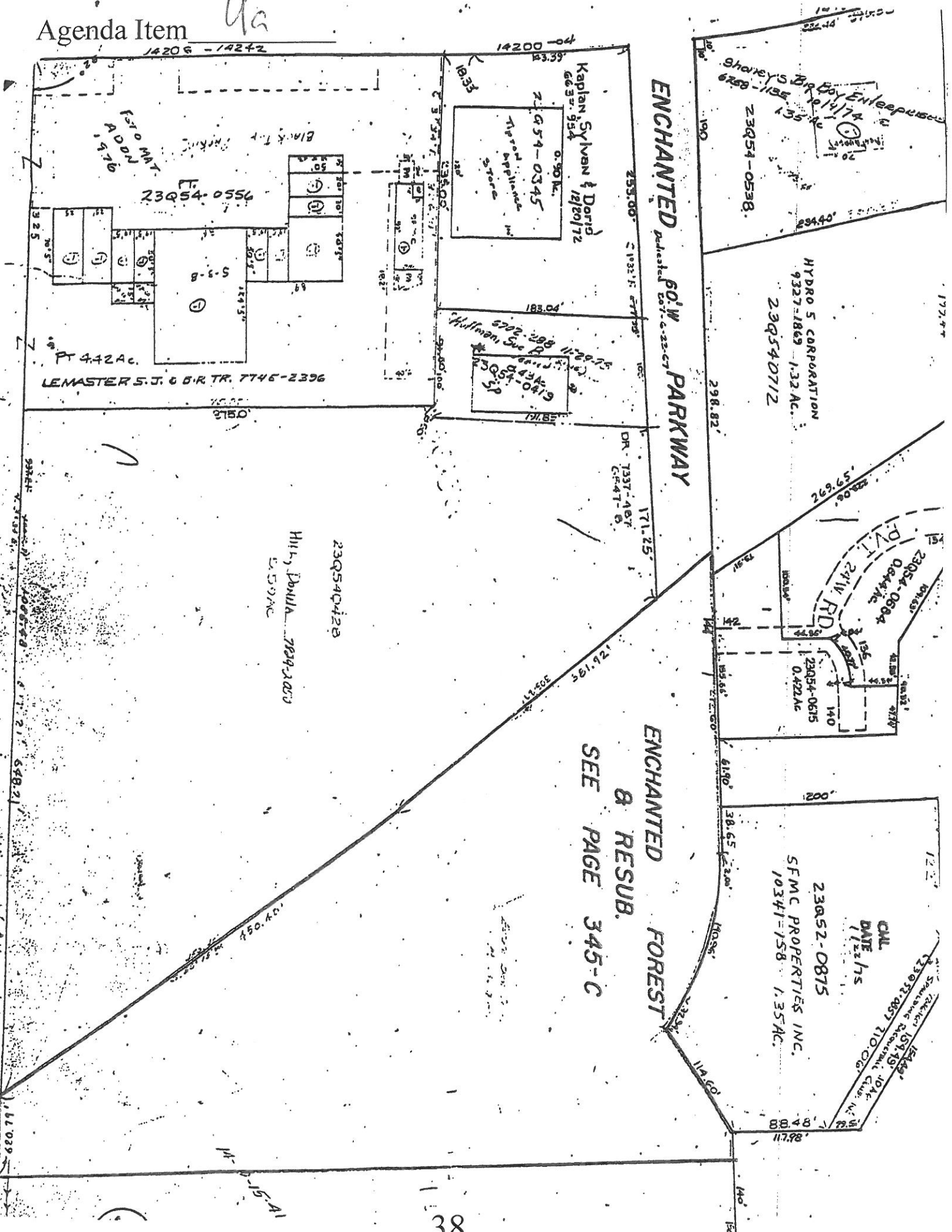
Rev. 2/2015



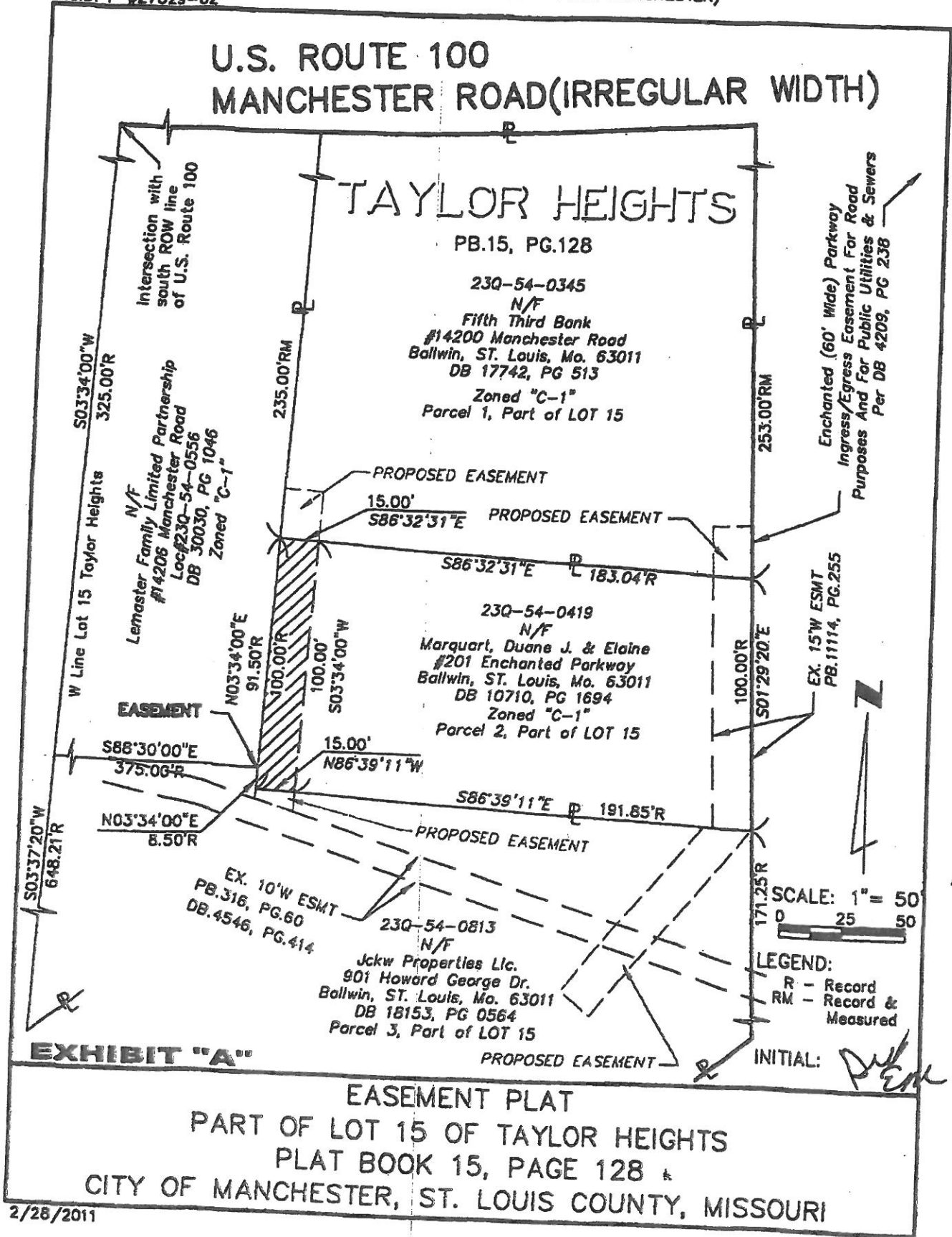
## LEGAL DESCRIPTION OF PROPERTY

A tract of land being part of Lot 15 of Taylor Heights, a Subdivision according to the plat thereof recorded in Plat Book 15, Page(s) 128, of the St. Louis County Records, in Section 31, Township 45 North, Range 5 East, St. Louis County, Missouri, and being more particularly described as: Beginning at the Southeast corner of property conveyed to Sylvan Kaplan and wife by deed recorded in Book 6633 Page 954 of said County records; said point being also a point in the West line of Enchanted Parkway, 60 feet wide; thence Southwardly along said West line of Enchanted Parkway, South 1 degrees 29 minutes 20 seconds East 100 feet to a point; thence North 86 degrees 39 minutes 11 seconds West 191.85 feet to a point; thence North 3 degrees 34 minutes East 100 feet to the Southwest corner of aforesaid Kaplan property; thence Eastwardly along the South line said Kaplan property, South 86 degrees 32 minutes 31 seconds East 183.04 feet to the point of beginning.

4a



MANCHESTER & ENCHANTED PARKWAY (FIFTH THIRD BANK - 14204 MANCHESTER)  
M.S.D. P #27029-02

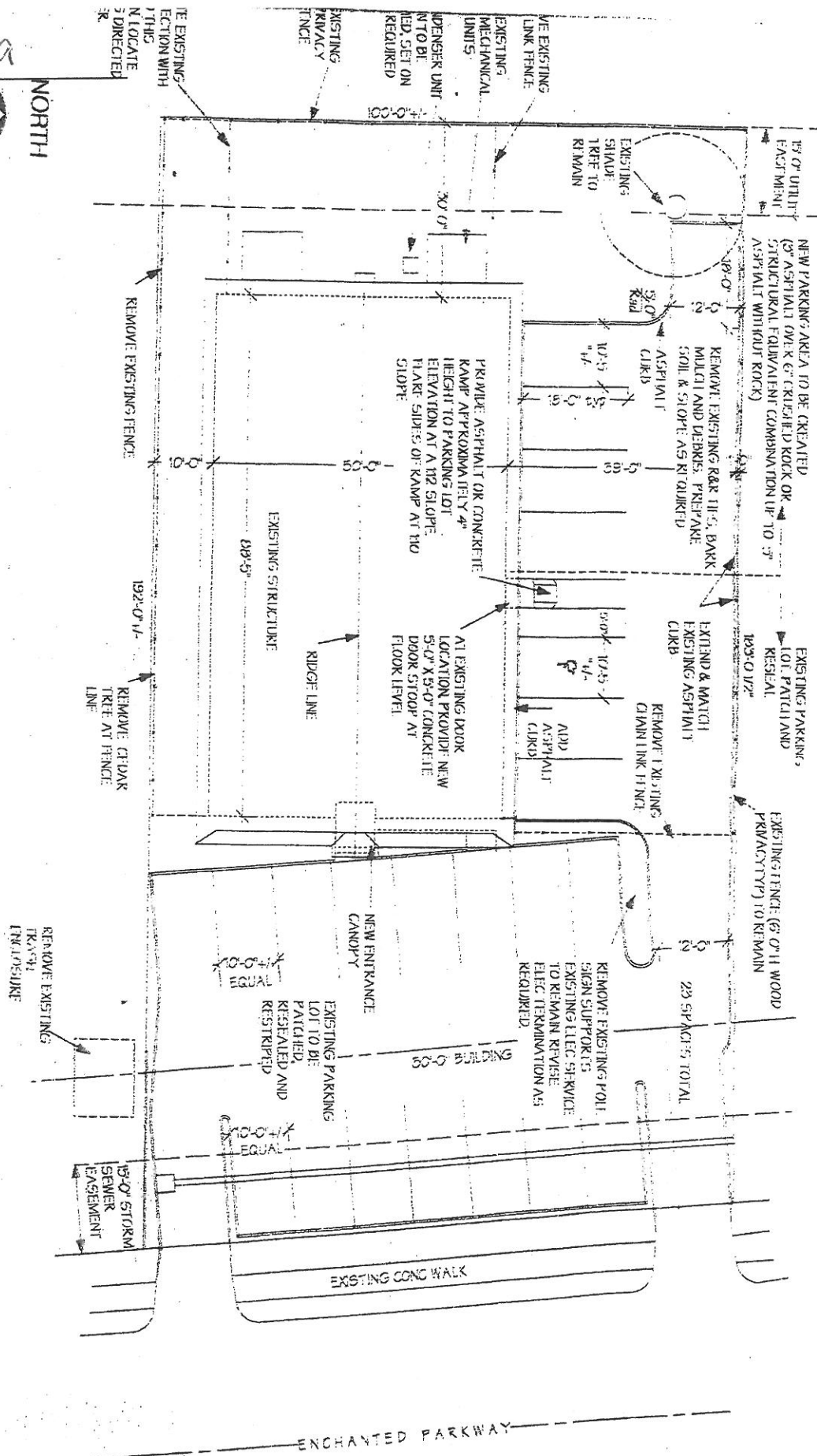


9a



# SITE PLAN

SCALE 0 5 10 15 20 30 40 60 FEET



## LETTER OF INTENT – MASSAGE THERAPY

### INTRODUCTION

Primary Care Chiropractic offers massage therapy to our patients/clients through a Division of our company d/b/a Serenity Massage. All scheduling and transactions are handled by Primary Care Chiropractic.

### OVERVIEW

The services of Serenity Massage are offered in a medical perspective to help improve overall health. Our focus with massage is related to:

- Relieve stress and aid in relaxation
- Relieve muscle tension and stiffness
- Foster faster healing from injuries
- Reduce muscle spasms
- Treat musculoskeletal problems
- Rehabilitation after injury

### DISTINCTION

We are proud to offer massage in a medical facility with other professional services including; Diagnostics, Chiropractic Care, Radiology Services and Wellness Programs.

### LOCATION

Primary Care Chiropractic  
201 Enchanted Parkway  
Manchester, MO 63021

### FACILITY

We have a 4,800 sq./ft. free standing facility that is dedicated exclusively to medical services. Approximately fifty percent (50%) is for patient services and the other fifty percent (50%) is for support staff and offices. We have 24 parking spaces.

### MASSAGE

There are two rooms (approx 3%) dedicated to massage services. Each is a private room of approximately 80 sq./ft. with massage table, sanitary sink, appropriate lighting, storage, sound control and ventilation. We are inspected and licensed by the State of MO.

### SERVICES STATS

The following numbers are averages.

Number of employees: 2      No independent contractors. We employ only Missouri licensed and insured massage therapists.

Number of massages per week: 25

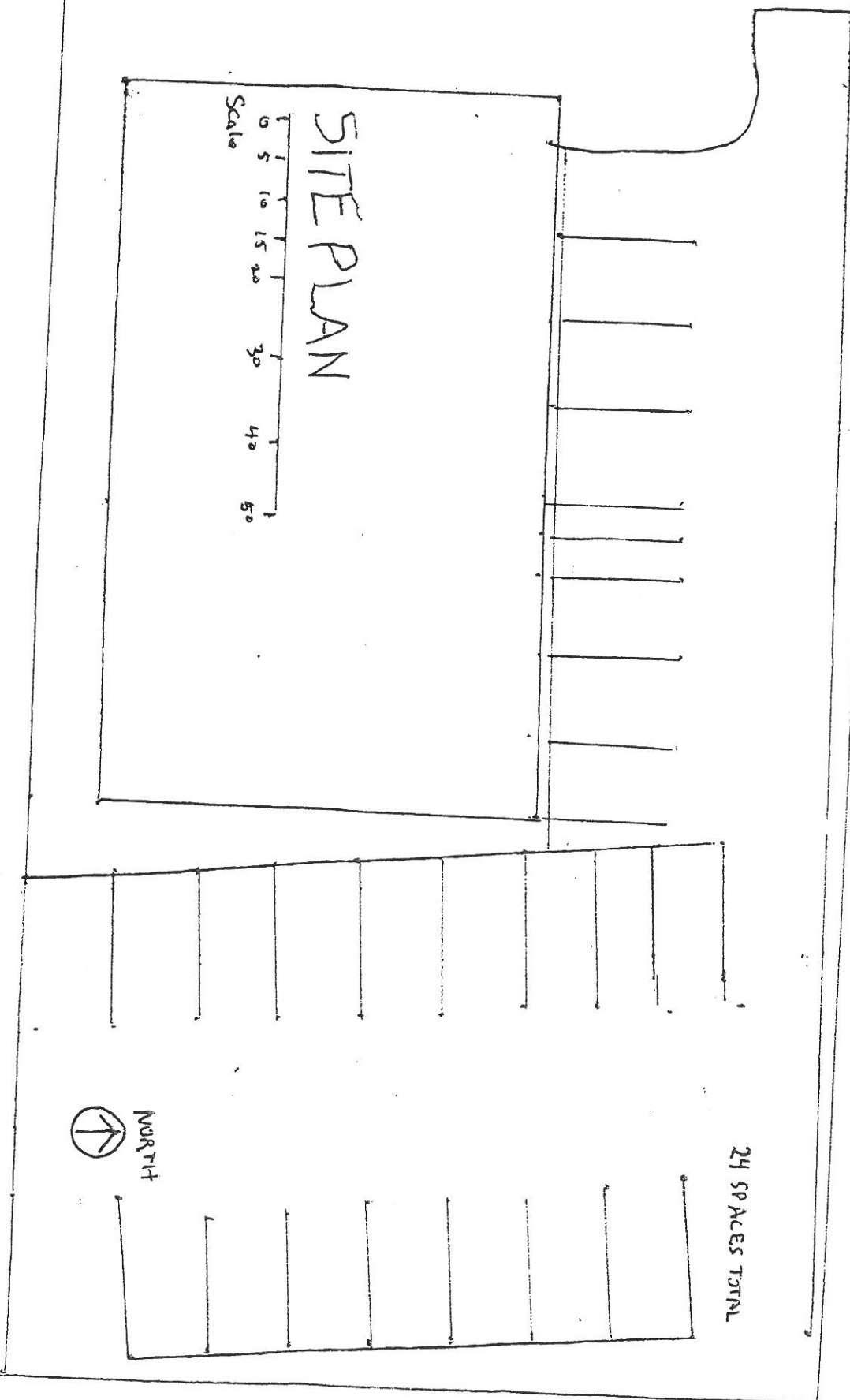
Percent of PCC revenues: 7%

Hours of operations: The same as Primary Care Chiropractic.

9 a.m. to 6 p.m. Monday – Friday

Saturday by appointment only

PARKING SKETCH



- ENCHANTED PARKWAY -

*State of Missouri*

*Division of Professional Registration*  
**Massage Therapy Business**

VALID THROUGH JANUARY 31, 2017  
ORIGINAL CERTIFICATE/LICENSE NO. 2014030759  
PRIMARY CARE CHIROPRACTIC  
SERENITY MASSAGE  
PRIMARY CARE CHIROPRACTIC LLC  
201 ENCHANTED PKWY  
BALLWIN MO 63021  
USA

PRIMARY CARE CHIROPRACTIC  
SERENITY MASSAGE  
PRIMARY CARE CHIROPRACTIC LLC  
201 ENCHANTED PKWY  
BALLWIN MO 63021  
USA

*State of Missouri*

*Department of Insurance, Financial Institutions and Professional Registration*  
*Division of Professional Registration*  
*Missouri Board of Therapeutic Massage*  
**Massage Therapy Business**

VALID THROUGH JANUARY 31, 2017  
ORIGINAL CERTIFICATE/LICENSE NO. 2014030759

PRIMARY CARE CHIROPRACTIC  
SERENITY MASSAGE  
PRIMARY CARE CHIROPRACTIC LLC  
201 ENCHANTED PKWY  
BALLWIN MO 63021  
USA

*Lois Kuehn*  
EXECUTIVE DIRECTOR

*James A. Rackner*  
DIVISION DIRECTOR





# State of Missouri

Department of Insurance, Financial Institutions and Professional Registration  
Division of Professional Registration  
Missouri Board of Therapeutic Massage  
Massage Therapist

VALID THROUGH JANUARY 31, 2017  
ORIGINAL CERTIFICATE/LICENSE NO. 2014005044

KATELIN M SMITH



*Lois Hesk*

EXECUTIVE DIRECTOR

*Barry E. Jones*

DIVISION DIRECTOR

Agenda Item 9a

CONTACT INFORMATION

Duane J. Marquart, D.C.  
636.227-4151  
fax 636.227-0624

Primary Care Chiropractic  
201 Enchanted Parkway  
Manchester, MO 63021

[www.DrMarquart.com](http://www.DrMarquart.com)

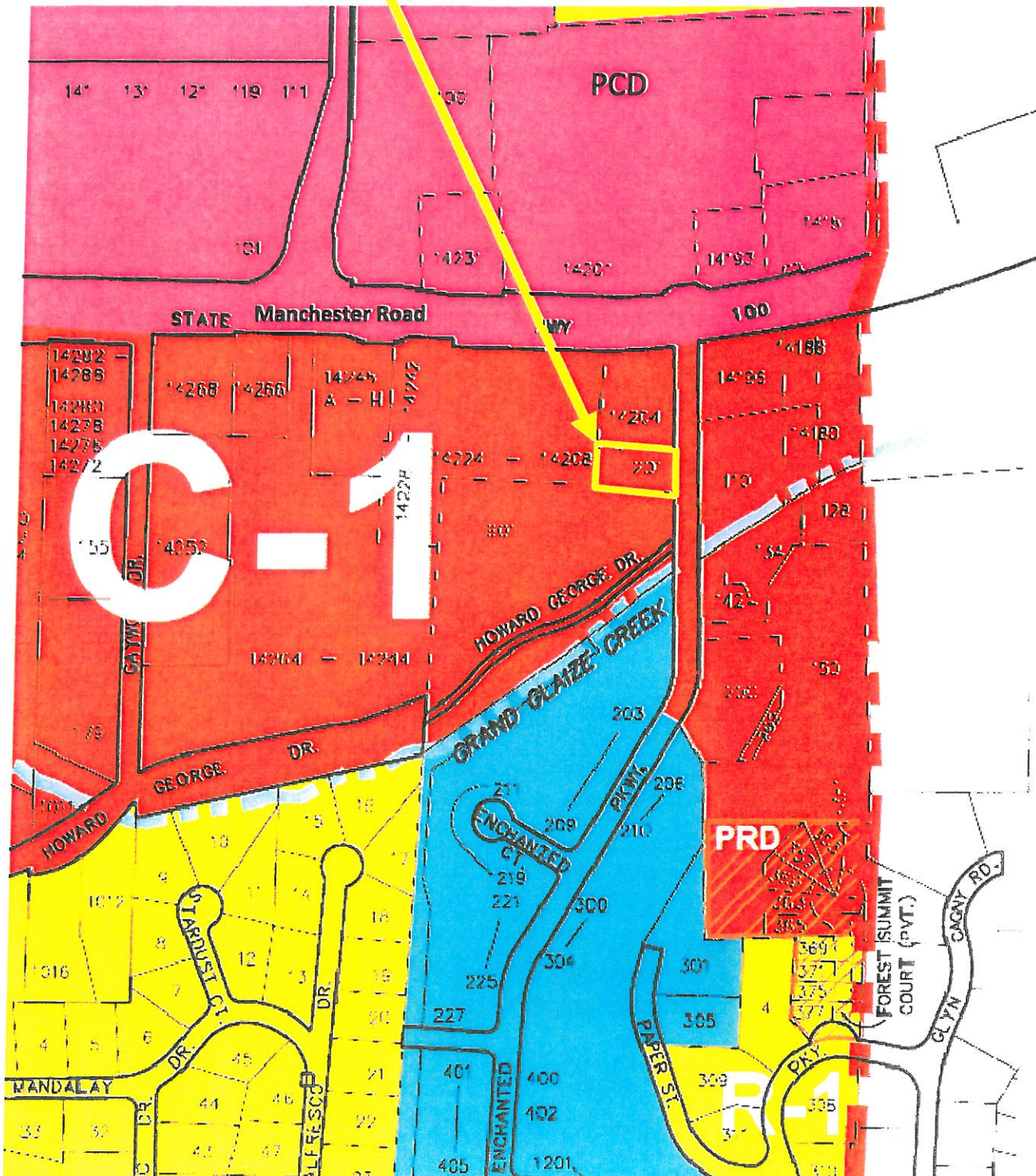
d/b/a Serenity Massage  
201 Enchanted Parkway  
Manchester, MO 63021  
636.238-0056

[www.SerenityMassageInManchester.com](http://www.SerenityMassageInManchester.com)

A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at

**201 Enchanted Parkway.**

The property is zoned C-1 Commercial District.







Front entrance of the building at 201 Enchanted Parkway.



Photo is taken looking northwest into property.

# CITY OF MANCHESTER

## PLANNING AND ZONING COMMISSION MEETING MINUTES APRIL 13, 2015

### COMMISSIONERS

Jason Truesdell, Chairman (2018)  
James Labit, Secretary (2016)  
Joni Korte (2016)  
Tom Brown (2017)  
Jack Fluchel (2019)  
Mark Smith (2018)  
Dave Willson, Mayor

### CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member  
Kathy Arnett, Planning and Zoning Director  
Melissa Barklage, Recording Secretary

### CASES

### REPRESENTATIVES OF CASES

1. **15-SUP-004** – A request for a Special Use Permit has been made by Lindsey Darabcsek of Darby Designs for the sale of apparel and accessories at 14396 Manchester Road. The property is zoned PBD Planned Business Development District.

Lindsey Darabcsek  
Darby Designs  
14396 Manchester Road  
Manchester, MO 63011  
(314) 809-0285

2. **15-SUP-005** – A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at 201 Enchanted Parkway. The property is zoned C-1 Commercial District.

Duane Marquart  
Primary Care Chiropractic  
201 Enchanted Parkway  
Manchester, MO 63021  
(636) 227-4151

3. **15-SUP-006** – A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at 14290 Manchester Road. The property is zoned C-1 Commercial District.

Jason Wohlfahrt  
Gathering Ground, Inc.  
14290 Manchester Road  
Manchester, MO 63011  
(314) 503-4303

4. **15-SP-004** – A request for Site Plan approval has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to construct a 1,200 square foot covered parking area to the rear of the building at 14290 Manchester Road. The property is zoned C-1 Commercial District.

### 1. **CALL TO ORDER**

Commissioner Fluchel called the Planning and Zoning Commission meeting of April 13, 2015 to order at 7:02 p.m.

Commissioner Brown asked if Darby Designs will only occupy the first floor of the building. Mrs. Darabcsek stated that she will mainly occupy the first floor but does use the upper floor for some storage. Commissioner Brown asked Mrs. Darabcsek if she felt the parking situation would be a problem for her business. She said right now she probably only needed a couple of spaces but she didn't know if the volume would increase in the future. She said she still hopes that it will not be a problem.

Mayor Willson added that he felt that because of the nature of the business most customers will only be at the store for a short time. Mrs. Darabcsek said that she agreed. Most of her customers are coming in to drop off or pick up merchandise and they know what they are coming in for.

Alderman Clement asked Mrs. Darabcsek how she plans to market her business and introduce her business to the community. Mrs. Darabcsek stated that she has talked to Scrubs and Beyond about doing embroidery for them on the scrubs they sell. She has talked to different sports teams in the area about doing personalization for their teams. They currently do work for Holy Infant where her kids go. She has also started to do bridal wear and she plans to try working with bridal shops in the area including the new bridal shop going into Manchester.

Commissioner Fluchel asked about the awnings and whether they would be a problem to bring into compliance. Director Arnett answered that a building permit is going to need to be obtained and also the signage for the awning is not allowed to be on the top of the awning it must be on the awning drop according to City Code. She feels this can be done as long as the business works with City staff to correct the issues.

Commissioner Brown made the motion to make a favorable recommendation to the Board of Alderman on CASE #15-SUP-004. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

## 6. NEW BUSINESS

- A. **15-SUP-005** – A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at 201 Enchanted Parkway. The property is zoned C-1 Commercial District.

Dr. Duane Marquart is presenting the case for the Special Use Permit. Primary Care Chiropractic offers massage therapy to clients through a division that is doing business as Serenity Massage. All scheduling and transactions are done through Primary Care Chiropractic. The services of Serenity Massage are offered in a medical perspective to help improve all over health. The focus of the massage is to relieve stress, aid in relaxation, relieve muscle tension and stiffness and promote faster health from injuries in addition to other benefits. There are two rooms set aside for the massage services, each about 80 sq. ft. in size. They are inspected and licensed by the State of Missouri and employ only Missouri licensed and insured massage therapists.

Director Arnett stated that Dr. Marquart has an existing chiropractic office that has recently added massage services. The Department became aware of the offerings after seeing a coupon and other advertising for massage at his office. The Department sent him a letter and Dr. Marquart quickly came in and made application in the short time he was given to start the process for the Special Use Permit. As Dr. Marquart mentioned the massage services are offered in connection with his existing practice but nevertheless, massage therapy does require a Special Use Permit in the C-1 Commercial District. Department does believe in the requirement of maintaining all proper licenses for the massage therapists that are employed by Serenity Massage. Staff encourages the Commission to include this as a stipulation in issuance of the Special Use Permit. There will be no external changes to the business and parking is ample for the type of use.



**PLANNING AND ZONING MINUTES**

**APRIL 13, 2015**

Commissioner Korte asked if the massage business would hold any different hours. Dr. Marquart stated that there would be no change in hours of operation. They will remain the same as the chiropractic office.

Commissioner Brown made the motion to make a favorable recommendation to the Board of Alderman with the condition that all therapists hold and maintain current state licensing on CASE #15-SUP-005. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

- B. 15-SUP-006** – A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at 14290 Manchester Road. The property is zoned C-1 Commercial District.
- C. 15-SP-004** – A request for Site Plan approval has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to construct a 1,200 square foot covered parking area to the rear of the building at 14290 Manchester Road. The property is zoned C-1 Commercial District.

Speaking for the case is Mr. Jason Wohlfahrt owner of Gathering Ground, Inc. His business occupies the former Becky's Carpet building on Manchester Road. His business sells toys and trading cards in the store, as well as online.

Director Arnett provided the staff report for the two cases for Gathering Ground, Inc. which is the Special Use Permit case and case for Site Plan approval. The former Becky's Carpet store also carried a Special Use Permit for warehousing and was issued in 1999. The Gathering Ground came in to the City in 2012 and was approved at the time as a retail toy store. A toy store where all items stored on-site are sold on-site is a permitted use. It was determined that the vast majority of the space however was used as warehousing, so that the items could be shipped out after they were sold via the internet. The building is about 50,000 sq. ft. The front 10,000 sq. ft. is retail and the remaining 40,000 sq. ft. is used for warehousing. The Site Plan is being reviewed because the petitioner wishes to build an 80 foot wide by 15 feet deep car portstyle cover off the back of the building to shield his box truck and trailer from the elements. No parking will be impacted by this addition. The space exceeds the off-street parking and loading requirements. The carport will have little visibility due to its location behind the building and the height of Highway 141.

Commissioner Smith asked who would review the construction details of the carport. Director Arnett confirmed that once the petitioner is ready to submit for a building permit he will have to come to the City first to confirm its location and then he'll submit to St. Louis County for building permits.

Alderman Clement asked if the bulk of his business was sales through the internet. Mr. Wohlfahrt confirmed that it is. Alderman Clement asked where people would go to purchase his items. Mr. Wohlfahrt stated that he sells mostly on Amazon.com. The warehouse is storage of the items that are sold and then sent out to fulfillment centers where Amazon ships to the customers. He confirmed he has four full-time employees that work at that location.

Commissioner Brown asked if he used to own a property in Valley Park. Mr. Wohlfahrt explained that he was formerly in Valley Park. At that time it was a mainly retail shop but now because of the changing times they have more online sales as opposed to selling out of their store.

Commissioner Fluchel made the motion to make a favorable recommendation to the Board of Alderman on CASE #15-SUP-006. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:



City of Manchester  
14318 Manchester Road  
Manchester, Missouri 63011

(636) 227-1385

## PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, May 4, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

- A. **CASE #15-SUP-005** – A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at 201 Enchanted Parkway. The property is zoned C-1 Commercial District.



**INTRODUCED BY ALDERMAN HAMILL**

**BILL NO. 15-2220**

**ORDINANCE NO. 15-**

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO WOHLFAHRT HOLDING, LLC, d/b/a THE GATHERING GROUND, TO OPERATE A BUSINESS ENGAGED IN WAREHOUSING OF GOODS, MATERIALS AND MERCHANDISE AT 14290 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(25) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, Wohlfahrt Holding, LLC, d/b/a The Gathering Ground, has heretofore made application for a Special Use Permit to operate a business engaged in warehousing of goods, materials and merchandise at 14290 Manchester Road (the "Site"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on April 13, 2015; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Property; and,

WHEREAS, the Board of Aldermen did, on the 4th day of May 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Wohlfahrt Holding, LLC, d/b/a The Gathering Ground (sometimes referred to herein as "Holder") to use the property at 14290 Manchester Road (the "Site") for the operation of a business engaged in warehousing of goods, materials and merchandise at 14290 Manchester Road, as provided in Section 405.240(C)(25) of the Code of Ordinances of the City of Manchester. Attached hereto as Exhibit "A" is the legal description for the Site.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Special Use Permit may be revoked and terminated, and does further agree that it, its successors and assigns, shall be held to have acquired no special rights, privileges, or immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

**INTRODUCED BY ALDERMAN HAMILL**

**BILL NO. 15-2220**

**ORDINANCE NO. 15-**

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law, but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances
2. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of this Section Five.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CITY OF MANCHESTER, MISSOURI

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney

INTRODUCED BY ALDERMAN HAMILL

BILL NO. 15-2220

ORDINANCE NO. 15-

---

I, Jason Wohlfahrt, on behalf of Wohlfahrt Holding, LLC, d/b/a The Gathering Ground, do hereby accept the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge Wohlfahrt Holding, LLC, d/b/a The Gathering Ground's intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

WOHLFAHRT HOLDING, LLC, d/b/a  
THE GATHERING GROUND

By \_\_\_\_\_  
Jason Wohlfahrt  
Manager

Agenda Item 9b

EXHIBIT "A"

TAYLOR HEIGHTS LOT PART 2 AT PLAT BOOK 15, PAGE 128 OF THE ST. LOUIS  
COUNTY RECORDS.

Agenda Item 96

**CITY OF MANCHESTER  
PLANNING AND ZONING DEPARTMENT  
STAFF REPORT**

---

**Project Information**

April 13, 2015

Case: #15-SUP-006 & #15-SP-004

Applicant: Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc.

Activity: Special Use Permit to Operate a Warehouse; Site Plan Approval

Zoning District: C-1 Commercial District

Address: 14290 Manchester Road

**Background**

The petitioner currently operates a retail and warehousing operation at 14290 Manchester Road. The business moved into the City in the summer of 2012 and was approved as a retail toy store. Toy stores are a permitted use, so the petitioner was granted his re-occupancy permit and a business license. Department of Planning & Zoning staff became aware of the fact the vast majority of the petitioner's business is warehousing of his inventory which is sold via the internet. Since the retail portion of the business is a smaller percentage and the storage of goods to be sold off property is the much larger portion of the business, a Special Use Permit is required to operate. The Department discussed this issue with Mr. Wohlfahrt and he made timely application for the Special Use Permit.

The building is just over 50,400 square feet in size and The Gathering Ground utilizes the entire space. The retail portion is approximately 10,000 square feet in size, with the inventory warehouse portion using the remaining 40,000 plus square feet. The Gathering Ground sells toys, trading cards, board games, and plush toys. These products can be purchased from the retail portion in the front of the building, or via a number of websites.

At this time, the petitioner is also looking to build a carport style, open covered parking structure, off the back of the building. In conjunction with the business, the petitioner has a box truck and trailer that he would like to park and have some shielding from the elements. The proposed carport will measure eighty (80) feet wide by fifteen (15) feet deep. Its location is shown on the Site Plan in orange.

Attached is a copy of the application, site plan (showing proposed carport), legal description, the Statement of Intent from the business owner, a map showing the subject property and its zoning, and photos of the property.

**Staff Comments**

In the C-1 Commercial District, *warehousing, storage or wholesaling of goods, materials or merchandise, other than live animals, explosives, toxic materials or flammable gases*, is only allowed by Special Use Permit. This property previously had a Special Use Permit issued for the same purpose for Becky's Carpet & Tile Superstore. That Special Use Permit was issued in 1999 for "a carpet and tile warehouse and retail store." Becky's Carpet & Tile Superstore was the last occupant of this property prior to The Gathering Ground, although the building sat vacant for some time in between.

The only external change proposed by the petitioner is the addition of a carport type structure to the rear of the building. The carport will only be visible from the east, due to the grade of Highway 141 to the west, the building screening the view to the north, and the wooded area on the rear of the property to the south. The carport will mostly cover existing paved area, however, the portion under the carport that is currently unimproved surface will be paved by the petitioner.

Agenda Item 9b **CITY OF MANCHESTER  
PLANNING AND ZONING DEPARTMENT  
STAFF REPORT**

---

The parking requirements for this business are fifty (50) parking spaces for the retail portion, two (2) parking spaces for the warehousing portion of the operation, and four (4) loading spaces. The current improvements on the property exceed these requirements with sixty-six (66) parking spaces to the front of the building, space for an additional sixteen (16) parking spaces to the rear, and six (6) loading spaces with docks, also in the rear of the building. The proposed carport will not interfere with any required parking or loading spaces.

It is also the Department's belief that this use will not substantially increase traffic hazards or congestion. Additionally, the use will not adversely affect the character of the neighborhood, the general welfare of the community, or the public health and safety. This use will also not overtax the public utilities. Due to these considerations, Staff recommends a favorable recommendation of this Special Use Permit application. Additionally, since the current improvements on the property, and the proposed modification, are in keeping with City Code, Department staff recommends approval of the Site Plan, as well.

**APPLICATION FOR SPECIAL USE PERMIT**

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

**Every application** submitted to the Planning and Zoning Commission for review and approval must contain the following:

- ☐ A non-refundable fee of \$300.
- ☐ Twenty (20) copies of:
  - o A plot survey/sketch/site plan, to scale and showing lot/property in question.
  - o A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
  - o Information on the number of parking spaces assigned to the space.
  - o Any other pertinent information for the Commission to review with your application.
- ☐ Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

**PLEASE PRINT**

PROPERTY OWNER	Wohlfahrt Holding LLC.		
ADDRESS	14290 Manchester Rd Manchester Mo 63011		
PHONE	636.225.8100	FAX	636.220.9700

CONTRACTOR/ APPLICANT NAME	Jason Wohlfahrt		
COMPANY NAME	The Gathering Ground, Inc.		
ADDRESS	14290 Manchester Rd Manchester Mo 63011		
PHONE/EXTENSION	636.225.8100	FAX	636.220.9700
PERMIT TO BE PICKED UP BY	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	14290 Manchester Rd Manchester, Mo 63011
LEGAL DESCRIPTION OF PROPERTY	Taylor Hgts Lot Pt 2 P 15 Pg 128
LEGAL DESCRIPTION OF PROPERTY (continued)	
PROPOSED SPECIAL USE	Warehouse
EXISTING ZONING	C-1 Commercial District

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor [Signature] Date 3.3.15

**PLANNING AND ZONING USE ONLY**

Received by Kathy Pruitt City of Manchester Permit # 15-SUP-000  
Director, Planning and Zoning and Economic Development Fee Paid On: 3-31-15

Agenda Item 9b

Gathering Ground  
14290 Manchester Rd  
Manchester, MO 63011  
Phone: 314-480-3544  
Fax: 636-220-9700

March 27, 2015

City of Manchester  
14318 Manchester Rd  
Manchester, MO 63011

The Gathering Ground has been in business since 1997. There are four employees at this time. The Gathering Ground business consists of selling toys such as trading cards, board games, and plush through our retail store and on our online website. The business has been at the current location of 14290 Manchester Rd, Manchester, MO 63011 for almost three years. Our current hours of operation are Monday – Friday 8am-4pm. We are closed on the weekends. The entire building is used at this time for warehouse and retail purposes for Gathering Ground.

Sincerely,



Jason Wohlfahrt  
Gathering Ground





TWAREHQISE)

8 STAIRS

EMPLOYEES

YES x 1/2 E

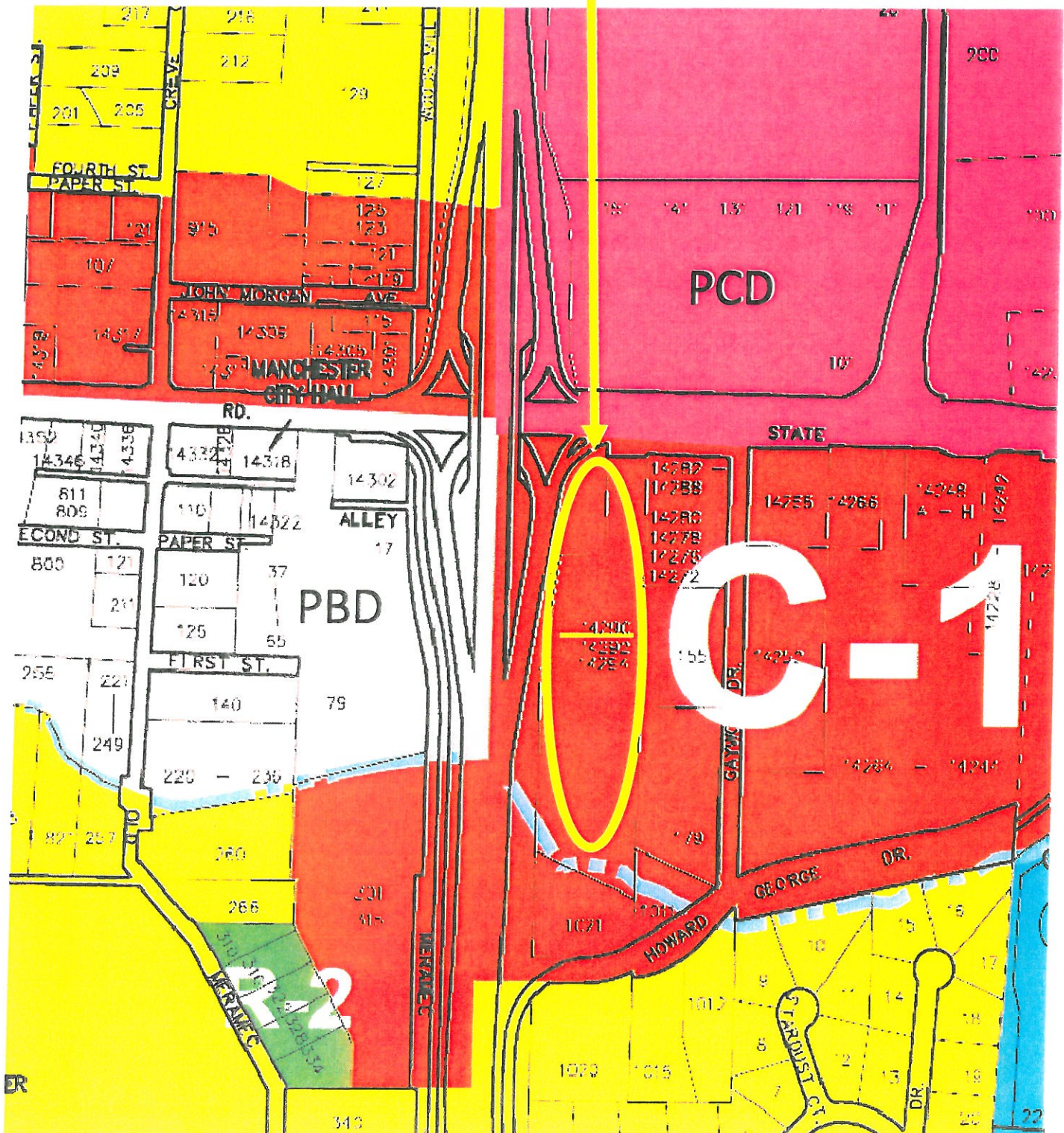
REQUIRE  
15 EMPLOYEES



A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at

**14290 Manchester Road.**

The property is zoned C-1 Commercial District.





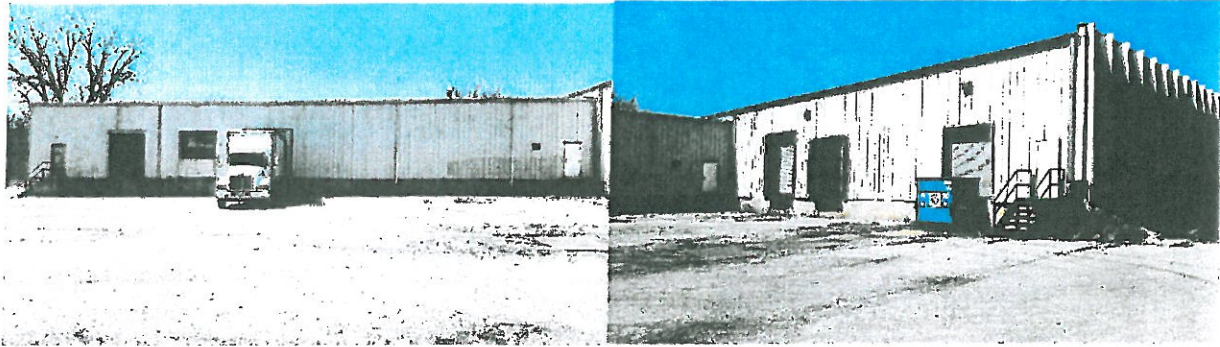


Front parking area and front of building where The Gathering Ground is located. Photo is taken from just south of Manchester Road, looking further south.



Front entrance of building.





Photos of the Rear of the Building showing the loading area.



Photos of the rear of the lot showing turn around area and additional parking. Photos are taken looking south and southwest.



Eastern side of building and access drive from front of property to the rear loading area. Photo is taken looking north.

# CITY OF MANCHESTER

## PLANNING AND ZONING COMMISSION MEETING MINUTES APRIL 13, 2015

### COMMISSIONERS

Jason Truesdell, Chairman (2018)  
James Labit, Secretary (2016)  
Joni Korte (2016)  
Tom Brown (2017)  
Jack Fluchel (2019)  
Mark Smith (2018)  
Dave Willson, Mayor

### CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member  
Kathy Arnett, Planning and Zoning Director  
Melissa Barklage, Recording Secretary

### CASES

### REPRESENTATIVES OF CASES

1. **15-SUP-004** – A request for a Special Use Permit has been made by Lindsey Darabcsek of Darby Designs for the sale of apparel and accessories at 14396 Manchester Road. The property is zoned PBD Planned Business Development District.

Lindsey Darabcsek  
Darby Designs  
14396 Manchester Road  
Manchester, MO 63011  
(314) 809-0285

2. **15-SUP-005** – A request for a Special Use Permit has been made by Duane Marquart of Primary Care Chiropractic dba Serenity Massage to operate a massage therapy business as part of his chiropractic practice at 201 Enchanted Parkway. The property is zoned C-1 Commercial District.

Duane Marquart  
Primary Care Chiropractic  
201 Enchanted Parkway  
Manchester, MO 63021  
(636) 227-4151

3. **15-SUP-006** – A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at 14290 Manchester Road. The property is zoned C-1 Commercial District.

Jason Wohlfahrt  
Gathering Ground, Inc.  
14290 Manchester Road  
Manchester, MO 63011  
(314) 503-4303

4. **15-SP-004** – A request for Site Plan approval has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to construct a 1,200 square foot covered parking area to the rear of the building at 14290 Manchester Road. The property is zoned C-1 Commercial District.

### 1. CALL TO ORDER

Commissioner Fluchel called the Planning and Zoning Commission meeting of April 13, 2015 to order at 7:02 p.m.

Commissioner Korte asked if the massage business would hold any different hours. Dr. Marquart stated that there would be no change in hours of operation. They will remain the same as the chiropractic office.

Commissioner Brown made the motion to make a favorable recommendation to the Board of Alderman with the condition that all therapists hold and maintain current state licensing on CASE #15-SUP-005. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

- B. **15-SUP-006** – A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at 14290 Manchester Road. The property is zoned C-1 Commercial District.
- C. **15-SP-004** – A request for Site Plan approval has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to construct a 1,200 square foot covered parking area to the rear of the building at 14290 Manchester Road. The property is zoned C-1 Commercial District.

Speaking for the case is Mr. Jason Wohlfahrt owner of Gathering Ground, Inc. His business occupies the former Becky's Carpet building on Manchester Road. His business sells toys and trading cards in the store, as well as online.

Director Arnett provided the staff report for the two cases for Gathering Ground, Inc. which is the Special Use Permit case and case for Site Plan approval. The former Becky's Carpet store also carried a Special Use Permit for warehousing and was issued in 1999. The Gathering Ground came in to the City in 2012 and was approved at the time as a retail toy store. A toy store where all items stored on-site are sold on-site is a permitted use. It was determined that the vast majority of the space however was used as warehousing, so that the items could be shipped out after they were sold via the internet. The building is about 50,000 sq. ft. The front 10,000 sq. ft. is retail and the remaining 40,000 sq. ft. is used for warehousing. The Site Plan is being reviewed because the petitioner wishes to build an 80 foot wide by 15 feet deep car portstyle cover off the back of the building to shield his box truck and trailer from the elements. No parking will be impacted by this addition. The space exceeds the off-street parking and loading requirements. The carport will have little visibility due to its location behind the building and the height of Highway 141.

Commissioner Smith asked who would review the construction details of the carport. Director Arnett confirmed that once the petitioner is ready to submit for a building permit he will have to come to the City first to confirm its location and then he'll submit to St. Louis County for building permits.

Alderman Clement asked if the bulk of his business was sales through the internet. Mr. Wohlfahrt confirmed that it is. Alderman Clement asked where people would go to purchase his items. Mr. Wohlfahrt stated that he sells mostly on Amazon.com. The warehouse is storage of the items that are sold and then sent out to fulfillment centers where Amazon ships to the customers. He confirmed he has four full-time employees that work at that location.

Commissioner Brown asked if he used to own a property in Valley Park. Mr. Wohlfahrt explained that he was formerly in Valley Park. At that time it was a mainly retail shop but now because of the changing times they have more online sales as opposed to selling out of their store.

Commissioner Fluchel made the motion to make a favorable recommendation to the Board of Alderman on CASE #15-SUP-006. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:



**PLANNING AND ZONING MINUTES**

**APRIL 13, 2015**

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

Commissioner Fluchel made the motion to approve the review of site plan on CASE #15-SP-004. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

**7. PLANNING AND ZONING DIRECTOR'S REPORT**

Director Arnett stated that Jimmy John's is open. Sincerely Yours Bridal is hoping to be open very soon. The Fruit Stand was getting ready to open before Easter and the current tenant Gabi's was supposed to be out the last week in March. Gabi's did not move out and was issued an eviction notice so he now refuses to leave. The Fruit Stand is operating outside while the issue of the building is being sorted out by the private parties involved.

Commissioner Fluchel asked about what was going to happen with the former Chili's building. Director Arnett told the Commission that Joey B's restaurant has signed a lease on the building and they are looking to come before the Commission for a special use permit soon.

**8. EX-OFFICIO'S REPORT**

Alderman Clement announced that Jack Fluchel was re-appointed to the Planning & Zoning Commission at the last Aldermen meeting.

**9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION**

None

**10. ADJOURNMENT**

Commissioner Kortem made the motion to adjourn the Planning and Zoning Commission meeting of April 13, 2015, at 7:45 p.m. Motion seconded by Commissioner Brown; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

Respectfully submitted by:  
Melissa Barklage, Recording Secretary

# # #



City of Manchester  
14318 Manchester Road  
Manchester, Missouri 63011

(636) 227-1385

## **PUBLIC HEARING NOTICE**

**The City of Manchester Board of Aldermen shall hold a public hearing on Monday, May 4, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:**

- B. CASE #15-SUP-006** – A request for a Special Use Permit has been made by Jason Wohlfahrt of Wohlfahrt Holding, LLC dba The Gathering Ground, Inc. to operate a business that will warehouse their inventory at 14290 Manchester Road. The property is zoned C-1 Commercial District.



INTRODUCED BY ALDERMAN OTTENAD

BILL NO. 15-2221

ORDINANCE NO. 15-

**AN ORDINANCE AMENDING SECTION 215.010 OF THE CODE OF ORDINANCES RELATING TO NUISANCES.**

WHEREAS, Section 215.010 of the Code of Ordinances of the City of Manchester declares certain acts as nuisances; and

WHEREAS, the Board of Aldermen desires to amend said Section to include the improper discharge of water within the City, under certain circumstances.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: Section 215.010 of the Code of Ordinances is hereby amended by adding to Paragraph A a new sub-paragraph 19 which shall, hereafter, read as follows:

**SECTION 215.010: NUISANCES AFFECTING HEALTH**

A. The following are declared to be nuisances affecting health:

19. Discharge of piped potable or nonpotable water, including groundwater, stormwater, and pool water, release of liquids, chemicals, oils, or substances upon any right-of-way, including streets, alleys, tree lawns, sidewalks, bike trails, or in close proximity to natural streams or neighboring premises that constitutes a hurt, injury, inconvenience, or danger to the health, safety, or welfare of the public or residents of the immediate vicinity. At a minimum, piped residential downspouts or basement sump pumps shall be day-lighted to surface discharge at least ten (10) feet away from a property line.

Section Two: Nothing in this Ordinance shall effect the remaining provisions of Section 215.010 of the Code of Ordinances.

Section Three: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Agenda Item 9c

INTRODUCED BY ALDERMAN OTTENAD

BILL NO. 15-2221

ORDINANCE NO. 15-

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CITY OF MANCHESTER, MISSOURI

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney

**INTRODUCED BY ALDERMAN CLEMENT**

**RESOLUTION NO. 15-**

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI, TO PROVIDE FOR THE CITY'S PARTICIPATION IN THE MULTI-JURISDICTIONAL DRUG TASK FORCE FOR THE YEAR BEGINNING SEPTEMBER 1, 2015 AND ENDING AUGUST 31, 2016.

WHEREAS, the St. Louis County Police Department maintains a Multi-Jurisdictional Drug Task Force which, among other things, investigates illicit drug activity in St. Louis County; and,

WHEREAS, the City of Manchester has previously participated in the Multi-Jurisdictional Drug Task Force for a number of years, and,

WHEREAS, the Board of Aldermen has determined that it is in the City's best interest to continue its participation in this valuable and worthwhile program.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: The City Administrator is hereby authorized to enter into a contract on behalf of the City with St. Louis County, Missouri to provide for the City's participation in the Multi-Jurisdictional Drug Task Force. The terms and conditions of such contract shall be as set forth in the contract attached hereto as Exhibit "A".

Section Two: The City Administrator is further authorized to do any and all things necessary in order to carry out the terms and conditions of the contract referred to herein.

Section Three: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CITY OF MANCHESTER, MISSOURI

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney



*Colonel Timothy E. Fitch*  
*Chief of Police*  
7900 Forsyth Boulevard  
St. Louis, Missouri 63105  
Voice/TTY (314) 889-2341

April 21, 2015

Chief Timothy Walsh  
Manchester Police Department  
14318 Manchester Road  
Manchester, MO 63021

Dear Chief Walsh:

Enclosed is the St. Louis County Police Department Multijurisdictional Drug Task Force Contract for the period of September 1, 2015 through August 31, 2016. Please complete and return both copies, along with the following documents:

-A copy of the city Ordinance allowing your Detective to serve on this Task Force.

-The appropriate signatures from your City Officials, to include your signature as well as the signature of your City Clerk and Chief Administrative Officer.

***-Proof of General Liability Insurance as specified on page two, paragraph 12.***

Please complete both of these originals and return them to Jane Bright, in care of the St. Louis County Police Department, Bureau of Drug Enforcement, 7900 Forsyth Blvd., Clayton, Missouri 63105. Once these contracts have been completed by all necessary City and County officials, one of the original contracts will be returned to you for your records.

We look forward to another successful year with the Manchester Police Department as part of our Task Force. If you have any questions, please call Jane Bright at 427-4101.

Sincerely,

A handwritten signature in cursive script, appearing to read "Capt. Kurt Frisz".

CAPTAIN KURT FRISZ

Commander

St. Louis County Bureau of Drug Enforcement



"Committed to Our Citizens Through Neighborhood Policing"



**ST. LOUIS COUNTY  
MULTI-  
JURISDICTIONAL**



**CONTRACT**

THIS AGREEMENT is entered into as of the 1<sup>ST</sup> day of September, 2015 by and between ST. LOUIS COUNTY, MISSOURI on behalf of the St. Louis County Department of Police (herein after "County"), and the CITY OF MANCHESTER, MISSOURI (herein after "CITY").

WHEREAS, County's Police Department maintains a Multijurisdictional Drug Task Force which, among other things, engages in undercover activities; and

WHEREAS, City wishes to assign one of its detectives to County's Multijurisdictional Drug Task Force upon the terms stated herein; and

WHEREAS, County is authorized to enter into this agreement pursuant to County's Ordinance Number 15,025, 1990; and

WHEREAS, City is authorized to enter into this agreement pursuant to City's Ordinance Number \_\_\_\_\_.

NOW THEREFORE, in consideration of the premises and promises contained herein, the parties agree as follows:

1. The City agrees to provide County with the services of one (1) detective, mutually agreeable to both parties, (Herein after "Detective"), for a period of one (1) year, beginning September 1, 2015 and ending on August 31, 2016, subject to the provisions of paragraph 6 below.
2. The Detective will be under the direct supervision and control of the St. Louis County Police Department.
3. The Detective will be subject to the St. Louis County Police Department's rules and regulations, including, but not limited to, random drug testing.
4. The Detective will be deputized under the St. Louis County Deputization Manual.
5. City remains responsible for Detective's salary, benefits, overtime accrued, and worker's compensation benefits.
6. Either party to this agreement may cancel this agreement with thirty (30) days' written notice. Notice to County shall be deemed delivered if deposited, postage prepaid, addressed to Chief of Police, St. Louis County Police Department, 7900 Forsyth Boulevard, Clayton, Missouri 63105. Notice to City shall be deemed delivered if deposited, postage prepaid, addressed to the City.

7. City shall be entitled to a portion of assets forfeited federally as a result of Multijurisdictional Drug Task Force operations conducted during the period Detective is assigned to the County's Multijurisdictional Drug Task Force, regardless of the location where such assets were seized. The portion shall be computed as of the time of seizure and not the time of distribution. The portion shall be determined by multiplying the assets forfeited by the following ratio:

(number of detectives assigned to County's Multijurisdictional Drug Task Force by City, that is, 1)

---

(Total number of Agencies assigned to County's Multijurisdictional Drug Task Force from all sources.)

The County may increase or decrease the number of detectives assigned to the Multijurisdictional Drug Task Force without approval of City. The County may also enter into similar agreements with other municipalities which will affect the number of undercover officers assigned to the Multijurisdictional Drug Task Force from all sources and thereby affect the portion of the forfeited assets to which City will be entitled.

8. City will cooperate with County in preparing the proper documentation for the courts, prosecutors and other law enforcement agencies so that the forfeited assets owed to City are not deposited in a general revenue account of County, but are paid directly to City instead.

9. St. Louis County will provide the necessary specialized equipment for undercover activities, including radio equipment, and other specialized surveillance equipment.

10. All necessary evidentiary and expense funds will be provided by St. Louis County.

11. The Commander of the County's Multijurisdictional Drug Task Force will submit a performance evaluation to City regarding the performance of the participating City detective once every twelve (12) months.

12. The City shall provide proof of Commercial General Liability Insurance in compliance with the sovereign immunity limits for Missouri public entities, which are calculated by the Missouri Department of Insurance and published annually in the Missouri Register within three days of request by St. Louis County. This coverage shall also apply to Civil Rights Claims that may arise. St. Louis County shall remain self-insured regarding claims. The City shall maintain during duration of this agreement Workers' Compensation Insurance. *For those self-insured agencies: A letter of self-insurance with unencumbered balances that meets the statutory cap on a per occurrence basis will be accepted in lieu of Certificate of Insurance.*

and official seals below. IN WITNESS WHEREOF, officials of the parties have affixed their signatures

ST. LOUIS COUNTY, MISSOURI

By \_\_\_\_\_  
County Executive

Attest:

\_\_\_\_\_  
Administrative Director

ST. LOUIS COUNTY BOARD OF POLICE  
COMMISSIONERS

By \_\_\_\_\_  
Chairman

Approved:

\_\_\_\_\_  
Chief of Police

Approved as a Legal Form:

\_\_\_\_\_  
County Counselor

Approved:

\_\_\_\_\_  
Accounting Officer

THE CITY OF MANCHESTER, MISSOURI

By \_\_\_\_\_  
Chief Administrative Officer

By \_\_\_\_\_  
Risk and Insurance Manager

Attest:

\_\_\_\_\_  
City Clerk

Approved:

\_\_\_\_\_  
Chief of Police



INTRODUCED BY ALDERMAN HAMILL

**RESOLUTION NO. 15-**

---

A RESOLUTION ACCEPTING SERVICES OF THE GUARDIAN LIFE INSURANCE COMPANY FOR DENTAL INSURANCE COVERAGE AND LONG-TERM DISABILITY COVERAGE FOR THE EMPLOYEES OF THE CITY OF MANCHESTER FOR THE PERIOD OF JUNE 1, 2015 THROUGH MAY 31, 2016.

WHEREAS, the City of Manchester provides dental insurance coverage and long-term disability coverage to its employees as part of the City's benefits package; and,

WHEREAS, Guardian Life Insurance Company has submitted a proposal for the period of June 1, 2015 through May 31, 2016; and,

WHEREAS, the Director of Finance and the City Administrator have reviewed the proposal submitted by the Guardian Life Insurance Company and believe that it is advantageous to the City and its employees.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: The City Administrator is hereby authorized to accept the services of the Guardian Life Insurance Company for dental insurance coverage and long-term disability coverage for the employees of the City of Manchester for the period of June 1, 2015 through May 31, 2016.

Section Two: The terms and conditions of said policy shall be as set forth in the proposal made by the Guardian Life Insurance Company, a copy of which is on file with the Director of Finance.

Section Three: The City Administrator is hereby authorized to do any and all things necessary in order the carry out the terms of said insurance coverage referred to herein.

Section Four: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF MAY, 2015.

CITY OF MANCHESTER, MISSOURI

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney



City of Manchester

Dental Renewal Analysis Presentation

Presented by:  
Paul Flotken  
Sandy Roeger

April 20, 2015



## Your Caravus Team

The Caravus team is here to answer questions about your company's benefits, as well as handle claims issues that may arise. Your designated Caravus team members are listed below...

### General Plan & Benefits Questions

**Sandy Roeger**  
Employee Benefit Consultant  
roegers@caravus.com  
Direct: 314.259.5048

### Our Partners & Management Team

**J.J. Flotken**  
Managing Partner  
flotkenj@caravus.com  
Direct: 314.259.5047

### Claims & Billing Questions

**Sabrina Brouk**  
Client Coordinator  
brouks@caravus.com  
Direct: 314.259.5023

**Paul Flotken**  
Chairman  
flotkenp@caravus.com  
Direct: 314.259.5028

**Sandy Gartland**  
Partner  
gartlands@caravus.com  
Direct: 314.259.5013

### How to Reach Us

Phone: 314.621.1162  
Fax: 314.621.3224  
[www.caravus.com](http://www.caravus.com)



### Our Location

701 Market Street  
Suite 1000  
St. Louis, MO 63101

WE BELIEVE life is meant to be  
lived to the fullest and HEALTH is a  
KEY INGREDIENT in a life well lived.



caravus

WE SIMPLIFY THE COMPLEX choice of  
health coverage so that individuals and  
businesses can NAVIGATE their health plan  
in a way that they feel SECURE,  
COMFORTABLE, and FREE  
to focus on what matters to them.

Agenda Item 10b





## Product Review

## Executive Summary

- Guardian Dental renewal at 4% (\$3,091/year), negotiated down from 9.1%
  - Elimination of the Max Rollover benefit of \$62,352 would be worth approximately 3% additional rate relief if this benefit change is desired.
    - 89 employees/dependents have benefits with Guardian beyond the \$1,500 annual max that would be lost if a carrier change is made. See Separate Max Rollover report from Guardian.
- Standard is the most similar competitive carrier at -6.1% (-\$4,678/year)
  - Standard does not have their own network. They utilize a rented Ameritas network which is 43% smaller than Guardian's own network.
  - Standard rates and benefits do not include the \$62,352 in Max Rollover benefits from Guardian.
- Other carriers (Assurant, Principal, MetLife, Humana, UHC, Aetna, Lincoln, Anthem) less competitive or cannot match basic benefits.



## Financial Strength Ratings

Caravus works only with top-notch insurance carriers to give our clients access to the quality benefits they want and deserve.

Carrier Name	A.M. Best	Moody's Investors Service	Standard & Poor's	Fitch Ratings	Comdex Rating
Aetna	A (Excellent)	A2 (Good)	AA- (Very Strong)	AA- (Very Strong)	86
Anthem	A (Excellent)	A1 (Good)	A+ (Strong)	AA- (Very Strong)	85
Assurant	A- (Excellent)	A3 (Good)	A- (Strong)	--	--
Guardian	A++ (Superior)	Aa2 (Excellent)	AA+ (Very Strong)	AA+ (Very Strong)	98
Hartford	A- (Excellent)	Baa2 (Adequate)	BBB+ (Strong)	BBB+ (Good)	60
Humana	A- (Excellent)	A3 (Good)	A (Strong)	A (Strong)	67
Lincoln Financial	A+ (Superior)	A1 (Good)	AA- (Very Strong)	A+ (Strong)	90
MetLife	A+ (Superior)	Aa3 (Excellent)	AA- (Very Strong)	AA- (Very Strong)	94
Mutual of Omaha	A+ (Superior)	A1 (Good)	A+ (Strong)	--	90
Northwestern Mutual	A++ (Superior)	Aaa (Exceptional)	AA+ (Very Strong)	AAA (Exceptionally Strong)	100
Principal	A+ (Superior)	A1 (Good)	A+ (Strong)	AA- (Very Strong)	90
Prudential	A+ (Superior)	A1 (Good)	AA- (Very Strong)	A+ (Strong)	90
Reliance Standard	A+ (Excellent)	A2 (Good)	A+ (Strong)	A+ (Strong)	86
UnitedHealthcare	A (Excellent)	A1 (Good)	AA (Very Strong)	AA- (Very Strong)	90
UNUM	A (Excellent)	A2 (Good)	A (Strong)	A (Strong)	77

Ratings as of December 1, 2014

A.M. Best	Moody's Investors Service	Standard & Poor's	Fitch Ratings
Secure (Superior): A++, A+	Secure (Exceptional): Aaa	Secure (Extremely Strong): AAA	Secure (Exceptionally Strong): AAA
Secure (Excellent): A, A-	Secure (Excellent): Aa1, Aa2, Aa3	Secure (Very Strong): AA+, AA, AA-	Secure (Very Strong): AA+, AA, AA-
Secure (Good): B++, B+	Secure (Good): A1, A2, A3	Secure (Strong): A+, A, A-	Secure (Strong): A+, A, A-
Vulnerable (Fair/Marginal): B, B-, C++, C+	Secure (Adequate): Baa1, Baa2, Baa3	Secure (Good): BBB+, BBB, BBB-	Secure (Good): BBB+, BBB, BBB-
Vulnerable (Weak/Poor): C, C-, D	Vulnerable (Questionable-Lowest): Ba1 to C	Vulnerable (Marginal-Extremely Weak): BB+ to CC	Vulnerable (Moderately-Very Weak): BB+ to CCC-





## Ancillary Options



## Dental Review

Effective Date:  
June 1, 2015

	Guardian INCLUDES \$62,952 Max Rollover Benefits				Standard		Assurant		Principal	
Plan Benefits	Current/Renewal									
Maximum Annual Benefit per Member (In/Out)	\$1,500				\$1,500		\$1,500		\$1,500	
Endodontics/Periodontics	Basic				Basic		Basic		Basic	
Implants	Major				Major		Major		Major	
Orthodontia Coinsurance	50% to Age 19				50% to Age 19		50% to Age 19		50% to Age 19	
Lifetime Benefit for Orthodontics	\$1,000				\$1,000		\$1,000		\$1,000	
UCR Level	95th Percentile				95th Percentile		95th Percentile		95th Percentile	
Dependent Age Limit	19 Ortho; 25/26 Dental				26		26		26	
Waiting Periods - Late Entrants	6/12/24 Months				12 Months Basic/Major/Ortho		6/12/24 Months		12/24 Months	
Participation Requirement	90%				60% and 10 Enrolled		95%		75%	
Minimum Employer Contribution	In Force				90%		90%		90%	
Rate Guarantee	12 Months				12 Months		12 Months		12 Months	
Deductibles and Co-insurance	In-Network		Out-Network		In-Network	Out-Network	In-Network	Out-Network	In-Network	Out-Network
Deductible	\$25 (3x Family)		\$25 (3x Family)		\$25 (3x Family)	\$25 (3x Family)	\$25 (3x Family)	\$25 (3x Family)	\$25 (3x Family)	\$25 (3x Family)
Deductible -- Applies to Preventive	No		No		No	No	No	No	No	No
Preventive Coinsurance	100%		100%		100%	100%	100%	100%	100%	100%
Basic & Restorative Coinsurance	80%		80%		80%	80%	80%	80%	80%	80%
Major Coinsurance	80%		80%		80%	80%	80%	80%	80%	80%
Financials	Census	Current	Renewal	Revised Renewal						
Employee	27	\$42.25	\$46.09	\$43.94	\$39.18		\$39.20		\$42.11	
Employee & Spouse										
Employee & Child(ren)										
Family	47	\$112.71	\$122.97	\$117.22	\$106.18		\$112.65		\$112.80	
Total Monthly Cost		\$6,438	\$7,024	\$6,696	\$6,048		\$6,353		\$6,439	
Total Annual Cost		\$77,257	\$84,288	\$80,349	\$72,580		\$76,235		\$77,263	
\$ Difference -- Annual			\$7,031	\$3,091	-\$4,678		-\$1,022		\$5	
% Difference			9.1%	4.0%	-6.1%		-1.3%		0.0%	

This is for illustrative purposes only. Details are included in the actual contract.  
Rates subject to change due to final enrollment and/or effective date change.  
Unless otherwise noted, group or individual applications are required to obtain final rates from competitive carriers.



## Dental Review

Effective Date:  
June 1, 2015

		MetLife		Humana		UHC		Aetna	
Plan Benefits									
Maximum Annual Benefit per Member (In/Out)		\$1,500		\$1,500		\$1,500		\$1,500	
Endodontics/Periodontics		Basic		Basic		Basic		Basic	
Implants		Major		Major		Not Covered		Not Covered	
Orthodontia Coinsurance		50% to Age 19		50% to Age 19		50% to Age 19		50% to Age 19	
Lifetime Benefit for Orthodontics		\$1,000		\$1,000		\$1,000		\$1,000	
UCR Level		99th Percentile		MAF = Equivalent to 90th Percentile		85th Percentile		90th Perentile	
Dependent Age Limit		26		26		26		26	
Waiting Periods - Late Entrants		Open Enrollment		12 Months Basic/Major/Ortho		Open Enrollment		12 Months Basic/Major/Ortho	
Participation Requirement		95% and 10 Enrolled		50%		75%		75%	
Minimum Employer Contribution		90%		50%		50%		50%	
Rate Guarentee		12 Months		12 Months		12 Months		12 Months	
Deductibles and Co-insurance		In-Network	Out-Network	In-Network	Out-Network	In-Network	Out-Network	In-Network	Out-Network
Deductible		\$25 (3 x Family)	\$25 (3 x Family)	\$25 (3x Family)	\$25 (3x Family)	\$50 (3 x Family)	\$50 (3 x Family)	\$50 (3 x Family)	\$50 (3 x Family)
Deductible -- Applies to Preventive		No	No	No	No	No	No	No	No
Preventive Coinsurance		100%	100%	100%	100%	100%	100%	100%	100%
Basic & Restorative Coinsurance		80%	80%	80%	80%	80%	80%	80%	80%
Major Coinsurance		80%	80%	50%	50%	50%	50%	50%	50%
Financials	Census								
Employee	27	\$40.07		4 Tier Rates		4 Tier Rates		4 Tier Rates	
Employee & Spouse									
Employee & Child(ren)									
Family	47	\$114.53							
Total Monthly Cost		\$6,465		\$5,897		\$4,825		\$4,647	
Total Annual Cost		\$77,578		\$70,767		\$57,902		\$55,760	
\$ Difference -- Annual		\$320		-\$6,490		-\$19,356		-\$21,497	
% Difference		0.4%		-8.4%		-25.1%		-27.8%	
				EE: \$36.72 ES: \$83.30 EC: \$77.62 F: \$126.61		EE: \$31.59 ES: \$63.17 EC: \$67.02 F: \$103.33		EE: \$30.00 ES: \$57.30 EC: \$72.10 F: \$99.40	

This is for illustrative purposes only. Details are included in the actual contract.  
Rates subject to change due to final enrollment and/or effective date change.  
Unless otherwise noted, group or individual applications are required to obtain final rates from competitive carriers.

## Dental Review

Effective Date:  
June 1, 2015

		Lincoln	Anthem
<b>Plan Benefits</b>			
Maximum Annual Benefit per Member (In/Out)		\$1,500	\$1,500
Endodontics/Periodontics		Basic	Basic
Implants		Major	Not Covered
Orthodontia Coinsurance		50% to Age 19	50% to Age 19
Lifetime Benefit for Orthodontics		\$1,000	\$1,000
UCR Level		95th Percentile	90th Percentile
Dependent Age Limit		26	26
Waiting Periods - Late Entrants		6/12/24 Months	Open Enrollment
Participation Requirement		94% and 10 Enrolled	90%
Minimum Employer Contribution		90%	90%
Rate Guarantee		12 Months	12 Months
<b>Deductibles and Co-insurance</b>			
		<b>In-Network</b>	<b>Out-Network</b>
Deductible		\$25 (3 x Family)	\$25 (3 x Family)
Deductible -- Applies to Preventive		No	No
Preventive Coinsurance		100%	100%
Basic & Restorative Coinsurance		80%	80%
Major Coinsurance		80%	80%
<b>Financials</b>			
	<b>Census</b>		
Employee	27	\$47.36	\$45.36
Employee & Spouse			
Employee & Child(ren)			
Family	47	\$132.13	\$121.01
Total Monthly Cost		\$7,489	\$6,912
Total Annual Cost		\$89,866	\$82,946
\$ Difference -- Annual		\$12,609	\$5,689
% Difference		16.3%	7.4%

This is for illustrative purposes only. Details are included in the actual contract.  
Rates subject to change due to final enrollment and/or effective date change.  
Unless otherwise noted, group or individual applications are required to obtain final rates from competitive carriers.



CARAVUS LLC  
701 MARKET STREET  
SUITE 1000  
ST LOUIS, MO 63101

**Your client's Guardian employee benefits  
renewal package is enclosed**

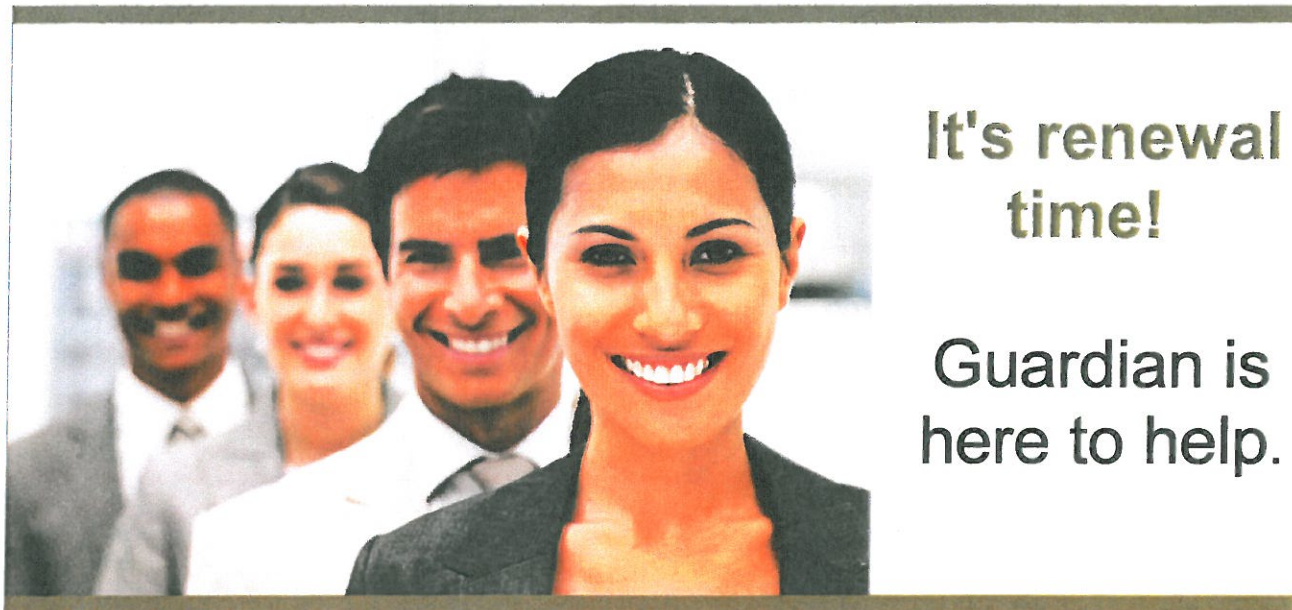
As a valued Guardian producer, we appreciate your business and hope you are fully satisfied with our plan offerings and services. Our commitment is to continue providing high-quality plans while placing your business needs first.

If you have questions about this renewal package or would like information about other benefits available for your client, we can assist you. Contact your Guardian Group Sales office at:

8235 Forsyth Blvd., Suite 650 St. Louis, Missouri 63105, (314) 925-3400.

DENTAL	DISABILITY	LIFE	VISION	CRITICAL ILLNESS	CANCER	ACCIDENT
--------	------------	------	--------	------------------	--------	----------

The Guardian Life Insurance Company of America 7 Hanover Square, New York, NY 10004-4025



**RENEWAL INFORMATION FOR**

**CITY OF MANCHESTER  
GROUP PLAN # 00468234**

**RENEWAL PERIOD  
June 1, 2015 - May 31, 2016**



**GUARDIAN®**

DENTAL | DISABILITY | LIFE | VISION | CRITICAL ILLNESS | CANCER | ACCIDENT

The Guardian Life Insurance Company of America 7 Hanover Square, New York, NY 10004-4025



## What you'll find in this package

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### RENEWAL INFORMATION

### PAGE

Renewal Rates At-a-Glance

2

Current Plan Benefit Summaries By Product

3

## Renewal Rates At-a-Glance

This plan is currently offered for Insurance Class 1

DENTAL PLAN RATES - NAP PX					
Tier	Enrolled Employees	CURRENT		RENEWAL	
		Monthly Rate	Annual Premium	Monthly Rate	Annual Premium
EE	26	\$42.25	\$13,182	\$43.94	\$13,709
FAMILY	46	\$112.71	\$62,216	\$117.22	\$64,705
<b>TOTAL</b>	<b>72</b>		<b>\$75,398</b>		<b>\$78,415</b>

Your dental and/or vision premium includes 3.30% to cover the expected cost of the Health Insurance Fee. This fee is not tax deductible to insurance carriers and applies to all insurers offering fully insured medical, dental, and vision coverages.

If you have determined that your group is considered a small group and subject to ACA regulations which require you to include pediatric dental essential health benefits, Guardian can provide these benefits. Please contact your local Sales Office for options.

This plan is currently offered for Insurance Class 1

LTD PLAN RATES				
Volume	CURRENT		RENEWAL	
	Monthly Rate	Annual Premium	Monthly Rate	Annual Premium
\$300,217	\$0.375/\$100	\$13,510	\$0.375/\$100	\$13,510

## Current Plan Benefits Summaries

CONTRACT TYPE: DENTAL GUARD 2000

This plan is currently offered for Insurance Class 1

PLAN BENEFITS SUMMARY		
	In-Network	Out-of-Network
<b>Coinsurance</b>		
Preventive	100%	100%
Basic	80%	80%
Major	80%	80%
<b>Deductible</b>		
Waived for preventive?	Yes	Yes
<b>Maximum</b>		
	\$1,500	\$1,500
<b>Orthodontia</b>		
	Included	
Lifetime Maximum	\$1,000	
Coinsurance	50%	
<b>Maximum Rollover</b>		
Threshold		\$700
Rollover Amount		\$350
In-network only rollover		\$500
Max Rollover Limit		\$1,250
<b>Dependent Age Limit</b>		
		25/26

Plan information is for illustrative purposes only. Please consult plan contract for specific benefit levels.

## Additional Dental Information

### DENTAL MAXIMUM ROLLOVER SUMMARY

For Benefit Year Ending: 05/31/2015

ROLLOVER ACCOUNT SIZE	NUMBER OF QUALIFYING EMPLOYEES & DEPENDENTS	TOTAL ACCOUNT VALUE
\$0	86	\$0.00
\$1 - \$250	1	\$152.40
\$251 - \$500	40	\$16,700.00
\$501 - \$750	15	\$10,500.00
\$751 - \$1,000	8	\$7,550.00
Over \$1,000	25	\$27,450.00
<b>TOTAL</b>	<b>89</b>	<b>\$62,352.40</b>

7 of your Employees and Dependents currently are eligible for additional Maximum Rollover amounts.

"Benefit Year" refers to the 12-month period during which charges are counted toward this plan's annual maximum.

"Number of Qualifying Employees and Dependents" reflects information available at the time this renewal package was issued. Additional claims will affect this count.

"Eligibility for additional rollover amounts reflects information available at the time this renewal package was issued. Additional claims will affect the eligibility for additional rollover amounts"

Rollover amounts earned in the benefit year ending 05/31/2015 are applied to the members Maximum Rollover Account for use starting the next benefit year.

## Current Plan Benefits Summaries

### LONG TERM DISABILITY

This plan is currently offered for Insurance Class 1

#### PLAN BENEFITS SUMMARY

<b>Monthly Benefit</b>	60% to \$5,000
<b>Elimination Period</b>	90 days
<b>Benefit Duration</b>	To Age 67/Adea
<b>Own Occupation Period</b>	Own Occ/Any Occ Mo Ben
<b>Gainful Occupation</b>	60%
<b>Pre-Existing Conditions</b>	3/12 Exclusion
<b>Mental Nervous</b>	2 years
<b>Substance Abuse</b>	2 years
<b>Cost of Living (COLA)</b>	N/A
<b>Survivor Benefit</b>	3 months
<b>Integration</b>	Full Family
<b>Rehabilitation Benefit</b>	Mandatory Rehab

Plan information is for illustrative purposes only. Please consult plan contract for specific benefit levels.



**INTRODUCED BY ALDERMAN DIEHL**

**BILL NO. 15-**

**ORDINANCE NO. 15-**

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO JOEY B'S 4, INC. TO OPERATE A RESTAURANT WITH COCKTAIL LOUNGE SELLING LIQUOR BY THE DRINK FOR CONSUMPTION ON THE PREMISES AT 14445 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(16) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, Joey B's 4, Inc. has heretofore made application for a Special Use Permit to operate a restaurant with cocktail lounge selling liquor by the drink for consumption on the premises at 14445 Manchester Road (the "Property"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on April 27, 2015; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Property; and,

WHEREAS, the Board of Aldermen did, on the 18th day of May, 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Joey B's 4, Inc. (sometimes referred to herein as "Holder") to use the property at 14445 Manchester Road for the operation of a restaurant with cocktail lounge selling liquor by the drink for consumption on the premises at 14445 Manchester Road, as provided in Section 405.240(C)(16) of the Code of Ordinances of the City of Manchester.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Special Use Permit may be revoked and terminated, and does further agree that it, its successors and assigns, shall be held to have acquired no special rights, privileges, or

**INTRODUCED BY ALDERMAN DIEHL**

**BILL NO. 15-**

**ORDINANCE NO. 15-**

immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
2. The western entrance to the Property from Manchester Road shall be eliminated.
3. The eastern entrance to the Property from Manchester Road shall be limited to right turns in and out.
4. Variances shall be approved by the City's Board of Adjustment relating to the monument sign proposed on the Property.
5. There shall be no planting of ash trees on the Property.
6. Holder permitting access to the Property by the City of Manchester at all times requested so as to confirm compliance under Paragraphs 1, 2, 3, 4, and 5 of this Section Five.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015

CITY OF MANCHESTER, MISSOURI

By \_\_\_\_\_  
Mayor



INTRODUCED BY ALDERMAN DIEHL

BILL NO. 15-

ORDINANCE NO. 15-

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney

I, \_\_\_\_\_, President of Joey B's 4, Inc., do hereby accept, on behalf of Joey B's 4, Inc., the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge Joey B's 4, Inc.'s intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

JOEY B'S 4, INC.

By \_\_\_\_\_  
Bill Gianino, President



City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

**Every application** submitted to the Planning and Zoning Commission for review and approval must contain the following:

- ☒ A non-refundable fee of \$300.
- ☒ Twenty (20) copies of:
  - o A plot survey/sketch/site plan, to scale and showing lot/property in question.
  - o A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
  - o Information on the number of parking spaces assigned to the space.
  - o Any other pertinent information for the Commission to review with your application.
- ☒ Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

## PLEASE PRINT

PROPERTY OWNER	Manche Real Estate Partnership II LP		
ADDRESS	15455 Manchester Road, #3986, Ballwin, MO 63022		
PHONE		FAX	

CONTRACTOR/ APPLICANT NAME	Michael Mueller, P.E.		
COMPANY NAME	Civil Engineering Design Consultants, Inc.		
ADDRESS	11402 Gravois Road, Ste. 100, St. Louis, MO 63126		
PHONE/EXTENSION	314-729-1400, x4	FAX	314-729-1404
PERMIT TO BE PICKED UP BY	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	14445 Manchester Road
LEGAL DESCRIPTION OF PROPERTY	Frederick Bartold's Western Addition and part of vacated
LEGAL DESCRIPTION OF PROPERTY (continued)	Callan Avenue, St. Louis County
PROPOSED SPECIAL USE	Restaurant
EXISTING ZONING	C-1 Commercial

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor WAL. M. Date 4/21/15

## PLANNING AND ZONING USE ONLY

City of Manchester Permit # \_\_\_\_\_

Received by \_\_\_\_\_ Fee Paid On: \_\_\_\_\_  
 Director, Planning and Zoning and Economic Development

April 22, 2015

Ms. Kathy Arnett  
Director of Planning, Zoning & Economic Development  
City of Manchester  
14318 Manchester Road  
Manchester, MO 63011

Regarding: Joey B's Restaurant  
Special Use Permit – Letter of Intent  
14445 Manchester Road  
(CEDC Project No. 1445)

Dear Ms. Arnett:

Per the City's Application for Special Use Permit, this letter of intent is provided to describe the intent of the Special Use. The City's Codes list restaurants as a special use; therefore the proposed project must go through the City's special use process.

The intended use of the existing vacant building is to reopen as Joey B's – a new addition to the Gianino Family of Restaurants. The existing building will be remodeled on the inside and an approximately 3,600 square foot patio added to the front of the building for a seasonal outdoor dining experience. The patio will feature semi-private booths, an outdoor bar, outdoor dining, and two fire pits. From an aesthetic viewpoint, the paint on the exterior of the building will be removed to expose the original brick structure. The color pallet of the patio features will be selected to match the exposed brick.

The restaurant hours of operation will be Monday through Saturday from 11:00 am to 1:30 am and Sunday from 11:00 am to midnight. Approximately 100 total employees are anticipated for the restaurant. The number of employees on any one shift will vary depending on the time of day and the season. The warmer months will require a larger staff to support the patio dining.

Please don't hesitate to contact this office should you have any questions or require any additional information.

Sincerely,  
Civil Engineering Design Consultants, Inc.



Michael J. Mueller, P.E.  
Project Manager

cc: Brandon A. Harp, P.E.

11402 Gravois Road • Suite 100 • Saint Louis, Missouri 63126  
p 314.729.1400 • f 314.729.1404 • www.cedc.net

**CITY OF MANCHESTER  
PLANNING AND ZONING DEPARTMENT  
STAFF REPORT**

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**Project Information**

April 27, 2015

Case: #15-SUP-007 & #15-SP-005

Applicant: Michael Mueller of Civil Engineering Design Consultants, Inc., representing Joey B's Restaurant

Activity: Special Use Permit to Operate a Restaurant with cocktail lounge selling liquor by the drink for consumption on the premises; Site Plan Approval

Zoning District: C-1 Commercial District

Address: 14445 Manchester Road

**Background**

The petitioner is seeking a Special Use Permit to open a restaurant, with bar and outdoor patio at 14445 Manchester Road. The building was built in 1984, according to St. Louis County records. In 1994 a Special Use Permit was issued to Black-Eyed Pea USA, Inc. for the operation of a restaurant in this location. After the Black Eyed Pea Restaurant's occupation of the building, a Chili's Restaurant took over the space. They were in operation until 2005. The building has been vacant since Chili's left.

The building is approximately 5,400 square feet in size. The petitioner is proposing the addition of a large outdoor patio area, which will be 3,600 square feet in size. The combined square footage of the indoor and outdoor seating is 9,000 square feet, requiring 90 parking spaces. The patio area will include a variety of seating options, including low seating around 2 fire pits, table seating, semi-private booths, and seating around the full bar.

The front portion of the parking lot, near Manchester Road, used to house a Fox Photo drive-through booth. Due to the presence of this building, the lot was never properly graded to correctly handle the stormwater flow, since a portion of the parking lot is located within the 100-year floodplain. The petitioner is proposing to regrade the area in front of the building to address this issue. They are also increasing the net amount of green space and adding concrete flumes and curbing in areas to better direct the flow to the catch basins near Manchester Road.

The majority of the parking on the east side of the building, and all of the parking area on the west and north sides of the building will remain in their current configuration. The pavement surface in these areas, however, will be patched, sealed, and restriped. There is a portion of parking on the east side of the building that is being reconfigured to allow for five (5) handicapped accessible spaces.

Both the interior & exterior of the building will undergo renovations. The exterior of the building will be sandblasted to expose the original brick. Retractable awnings are proposed along the front of the building. The existing landscaping meets the requirements of the Zoning Code, and the petitioner is proposing additional landscaping as well.

Attached is a copy of both applications, Site Plan, Landscape Plan, building and patio elevations, the Statement of Intent, a map showing the subject property and its zoning, and photos of the property.

**Staff Comments**

In the C-1 Commercial District, all restaurants require a Special Use Permit. In this case the petitioner is seeking a Special Use Permit for a *restaurant with cocktail lounges selling liquor by the drink for consumption on the premises*. This property previously had a Special Use Permit issued for the same purpose for Black Eyed Pea and then Chili's. The building has been vacant for ten (10) years since Chili's left sometime in 2005. The property's

**CITY OF MANCHESTER  
PLANNING AND ZONING DEPARTMENT  
STAFF REPORT**

---

vacancy has been a notable blight in the City for many years and the re-occupancy of the building by the petitioner will be a welcome addition to this corner of the City.

The external changes proposed by the petitioner, necessitating the Site Plan approval, are the changes to the parking area and the addition of the outdoor patio area. The patio area will serve as a nice attraction for the restaurant and is located in a way that will not disturb other properties, especially any residential homes, which are far removed from this area. The re-grading of the front parking area will allow the patio area to be elevated out of the floodplain and the property to be drained properly. These modifications to address both issues will be positive additions to the property. The petitioner is in compliance with the City's requirements in regards to both parking and landscaping.

It is the Department's belief that this use will not substantially increase traffic hazards or congestion. Additionally, the use will not adversely affect the character of the neighborhood, the general welfare of the community, or the public health and safety. This use will also not overtax the public utilities. Due to these considerations, Staff recommends a favorable recommendation of this Special Use Permit application. Additionally, since the current improvements on the property, and the proposed modifications, are in keeping with City Code, Department staff recommends approval of the Site Plan, as well.



15-SUP-007 & 15-SP-005 Joey B's Restaurant



Front elevation of the current building. The parking area shown will become the outdoor seating area and a two-directional drive aisle.



Front area of the property along Manchester Road. This area will be regraded, newly paved and striped, and the entrances to Manchester Road will be reconfigured and reduced to one point of entry.



15-SUP-007 & 15-SP-005 Joey B's Restaurant



Photos of the west and east side of the building. The parking areas shown here will be patched, sealed, and restriped.



Photos of the rear of the lot looking in a northwesterly direction. This area will also be patched, sealed, and restriped.

Joey B's Food & Drink  
14445 Manchester Road  
St. Louis, MO 63011

April 28, 2015

Manchester City Hall  
14318 Manchester Road  
Manchester, MO 63011

Dear Mayor and Aldermen:

Unfortunately, Tony Gianino and I are unable to attend the upcoming Board of Aldermen meeting on May 18th, as we will be in Chicago attending the annual National Restaurant Association Food and Beverage Show. In our absence, we would like to request that you allow Mike Mueller of Civil Engineering Design Consultants and Tom Neimeier of Space Architectural Design to attend in our place.

I am also requesting that an Emergency Legislation be granted to Joey B's Food & Drink for the Special Use Permit at 14445 Manchester Road. The request is being made in order to hopefully obtain all proper building permits through the city of Manchester and St. Louis County in a quick fashion to hopefully meet a 2015 opening date. Your consideration for this request is greatly appreciated.

Respectfully,

Joseph Barczewski  
Owner

**CITY OF MANCHESTER**

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
APRIL 27, 2015**

**COMMISSIONERS**

Jason Truesdell, Chairman (2018)  
James Labit, Secretary (2016)  
Joni Korte (2016)  
Tom Brown (2017)  
Jack Fluchel (2019)  
Mark Smith (2018)  
Dave Willson, Mayor

**CITY OFFICIALS AND STAFF**

Mike Clement, Alderman, Ex-Officio member  
Kathy Arnett, Planning and Zoning Director  
Melissa Barklage, Recording Secretary

**CASES**

- A. **CASE #15-SUP-007** – A request for a Special Use Permit has been made by Michael Mueller of Civil Engineering Design Consultants, Inc., on behalf of Joey B's Restaurant, to operate a restaurant with cocktail lounge selling liquor by the drink for consumption on the premises at 14445 Manchester Road. The property is zoned C-1 Commercial District.
- B. **CASE #15-SP-005** - A request for Site Plan Approval has been made by Michael Mueller of Civil Engineering Design Consultants, Inc., on behalf of Joey B's Restaurant, for the addition of a 3,600 square foot outdoor seating space and parking reconfiguration at 14445 Manchester Road. The property is zoned C-1 Commercial District.
- C. **CASE #15-TXT-003** – Text amendments are proposed to Sections 405.060 & Article IV of the City's Zoning Code to modify the Definitions and the General Provisions.

**REPRESENTATIVES OF CASES**

- **Mike Mueller**  
*Civil Engineering Design Consultants, Inc.*  
11402 Gravois Road, Ste 100  
St. Louis, MO 63126  
(314) 729-1400
- **Tom Niemeier**  
*SPACE, LLC.*  
4168 Manchester Road  
St. Louis, MO 63110  
(314) 393-5880
- **Joseph Barcewski**  
*Joey B's Food & Drink*  
14445 Manchester Road  
Manchester, MO 63011
- **Kathy Arnett**  
Planning and Zoning Director

**1. CALL TO ORDER**

Chairman Truesdell called the Planning and Zoning meeting of April 27, 2015 to order at 7:01 p.m.

**2. ROLL CALL**

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Excused	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Director Kathy Arnett	Present
Mayor David Willson	Present	Melissa Barklage, Recording Secy	Present

3. APPROVAL OF MINUTES

Mayor Willson made the motion to approve the minutes of April 13, 2015. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

4. APPROVAL OF AGENDA

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Labit proposed that the Commission consider the first and second case at the same time. Mayor Willson made the motion to approve the agenda with the amendment. Commissioner Labit seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

A. **CASE #15-SUP-007** – A request for a Special Use Permit has been made by Michael Mueller of Civil Engineering Design Consultants, Inc., on behalf of Joey B's Restaurant, to operate a restaurant with cocktail lounge selling liquor by the drink for consumption on the premises at 14445 Manchester Road. The property is zoned C-1 Commercial District.

B. **CASE #15-SP-005** – A request for Site Plan Approval has been made by Michael Mueller of Civil Engineering Design Consultants, Inc., on behalf of Joey B's Restaurant, for the addition of a 3,600 square foot outdoor seating space and parking reconfiguration at 14445 Manchester Road. The property is zoned C-1 Commercial District.

Speaking for the cases this evening is Mr. Mike Mueller of Civil Engineering Design Consultants, Inc. presenting for Joey B's restaurant. The existing site has a 5,500 sq ft building. The building will remain and be remodeled. There are currently four entrances to the site. Two entrances are on Manchester Road. One is on School Street and the other entrance is on Andersohn. The west entrance on Manchester Road has been proposed to be removed. The east entrance is currently about 60 to 65 feet wide. The east entrance will be reduced down to a right in and right out only. The entrances on School St and Andersohn will remain. In the front of the existing building there are some odd islands that will be removed. There will be regrading completed in front of the building. A drive lane will be added in front of the patio. There has also been a proposed increase of greenspace in front of the building. The required parking spaces for the building and outdoor seating area is 90 parking spaces. The site plan has 112 parking spaces. Mr. Mueller also described the layout of the outdoor patio seating. There is planned to be semi-private booths in the front patio seating area. They plan to include a couple of fire pits on the open patio area and to the side will be a bar area. The restaurant's hours of operation will be Monday through Saturday 11 am to 1:30 am, Sunday 11 am to midnight. Mr. Mueller also introduced that with him today was Mr. Todd Niemeyer of SPACE architecture and the owners of Joey B's as well.

Director Arnett started by saying all restaurants in the C-1 Commercial District require a Special Use Permit. Even if they were not doing alcohol sales a Special Use Permit would be required. However, the second type of restaurant under the Special Use requirement is a restaurant with cocktail lounge which is the type of Special Use Permit the petitioner is seeking. The property has been vacant since 2005 when Chili's moved out. It had been a Black Eyed Pea previously before Chili's. The main reasons for the site plan request tonight are that there will be changes to the parking area and an



addition of a 3,600 sq ft addition of an outdoor seating patio. The site plan shows the patio appears to seat about 100 persons. On the patio will also be a full-service bar. There will be a reconfiguration of the parking to the front of the building. The petitioner will patch, re-seal, and restripe the west and east side parking areas to improve the look of these areas but they will keep the current configuration. With the closing of the second entrance in the front, the petitioner will gain more parking and more greenspace. It is important to note that on the site plan provided to the Commission the front entrance from Manchester Road shows a left turn out, but that entrance will only be a right in and right out. This was discussed with Mr. Mueller, noting the left out will not be allowed at the front entrance as the median that MODOT required for the Culver's project will obstruct a left turn out of this property. Some have noted that there is a pooling of water in front of the former Chilli's building on this property. When Black Eyed Pea originally went in there was a Fox Photo Booth in the front of the property that prevented them from properly grading for drainage. With that building now removed, the petitioner will be able to correctly grade the front of the property. The stormwater issues will also be corrected with the addition of two concrete flumes to channel the water to the basins on the east and west side of the property near Manchester Road. The Department is in support of both the favorable recommendation of the Special Use Permit and approval of the site plan. The proposal meets all current codes and requirements of the Special Use Permit.

Commissioner Labit asked where the concrete flumes would be emptying. Mr. Mueller stated that there are drainage basins at the southeast and southwest corners of the property in the Manchester Road right-of-way. Commissioner Labit asked the petitioner if they had any concerns about the patio being out near Manchester Road, relative to noise or other nuisances. Mr. Tom Niemeyer stated that early in the project they did consider putting the patio on the side, but doing so would constrict the flow of traffic around the site. The petitioner found that putting the patio in front of the building made it look more attractive. There will be private booths closest to Manchester Road that will be oriented away from the street. Their intention was to keep the patio open enough that you can see activity on the patio but enclosed enough to give people a sense of enclosure from the road.

Commissioner Korte asked the petitioner if they had already been through approval with MoDOT and MSD. Mr. Mueller stated that City of Manchester was the first step. Once they receive approval through Manchester they will be submitting to MODOT and MSD. Commissioner Korte also asked what the 100 year flood elevation is. Mr. Mueller stated it is 518.

Commissioner Brown asked how soon it will take to begin construction. Mr. Mueller answered that as soon as all permits are in place they wish to begin construction. Mr. Joey Barcewskistated that they hope to start construction in June 2015.

Commissioner Smith asked if a special permit would be needed for the awnings on the patio. Director Arnett answered that the building permit for the entire project will need to include the proposed awnings as well. Commissioner Smith asked about a monument sign that appeared to be 15 feet wide on the site plan. Director Arnett stated that in the C-1 Commercial District the front yard setback is 30 feet. The current location of the monument sign shown on the site plan will have to go before the Board of Adjustment for a variance request. In addition to getting a variance to place the sign within the 30 foot setback the sign would need to be changed to be oriented as perpendicular to Manchester Road. The petitioner also has the option of changing out the pylon sign that exists.

Alderman Clement asked what types of landscaping they planned to use around the property. Mr. Mueller stated that the landscape architect was not with them this evening. Alderman Clement cautioned the petitioner about using Ash trees as St. Louis County has had an outbreak of the Emerald Ash Borer that has killed trees all over the area. Alderman Clement also asked if the employees for the restaurant will all come from their existing restaurants or if they would be new hires from the area. The owner, Mr. Barcewski, stated that a small portion of the staff for this restaurant would come from their existing restaurants but they plan to have a job fair and hire many new employees.

Chairman Truesdell asked Mr. Barcewski how many locations they have. Mr. Barcewski stated that this would be the fourth Joey B's location in the St. Louis area. He stated that they are for the most part family friendly restaurants. One location in downtown St. Louis is more of a party bar atmosphere for pre- and post- game events. The name of this location in Manchester will be Joey B's Food and Drink.



Other locations include Joey B's on the Hill and Joey B's in Concord Plaza which was established in May of 2011. Chairman Truesdell asked again what their hours of operation would be. Mr. Barcewski answered that Joey B's Food and Drink would be open Monday through Saturday 11 am to 1:30 am and Sunday 11am to midnight.

Commissioner Labit made the motion to make a favorable recommendation to the Board of Alderman on CASE #15-SUP-007. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

Commissioner Labit made the motion to approve the site plan as presented on CASE #15-SP-005. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

C. **CASE #15-TXT-003** – Text amendments are proposed to Sections 405.060 & Article IV of the City's Zoning Code to modify the Definitions and the General Provisions.

Director Arnett gave the staff report on the proposed text amendments. The first is a change in the definition that came from the State's definition of a group home. This definition is required in any zoning code per state legislation. The current language in the City's code is out of date. The general context of the definition remains unchanged, there are just minor wording modifications. The second text amendment is for the addition of the sight distance triangle to the Zoning Code. The sight distance triangle is determined by the extension of two intersecting streets and then drawing a line 30 feet back and connecting those. We want to add this to the Zoning Code in all District to keep drivers and non-vehicular traffic safe, but also so that code enforcement is able to address landscaping on corner lots that is impeding the view for drivers. The text amendment is the addition of the definition of a sight distance triangle and then an addition to Article 4 of the General Provisions that states what can or cannot be in the sight distance triangle.

Commissioner Labit asked if there should be changes to the definition of group home should be separate from the definition of a family. He also stated that he had concerns about whether this definition would abdicate what the subdivision's indentures are.

Director Arnett explained that the City's Code and subdivision's indentures are independent. The subdivision's indentures may not be less restrictive than the City's Code. If the subdivision is more restrictive the City will not be responsible for enforcing the subdivision's indentures. Group homes are allowed by State statute so the City must include this definition in the code. If there is a property maintenance issue or a health and safety issue with a particular property, those are things that we would take up based on the City codes they apply to but not on the basis alone of being a group home.

Commissioner Smith asked if the property line and right-of-way line would typically be the same. Director Arnett agreed they would. Commissioner Smith then asked if there would be a restriction within the right-of-way itself. Director Arnett stated that whatever is in the right-of-way remains removable by the City since it is public property.

Alderman Clement asked if the change to the City code with the sight distance triangle would allow the City opportunity to require the property owner to take down items in the triangle or would these properties be grandfathered. Director Arnett stated that properties would not be grandfathered in. The City may decide to give some allowance or consideration to certain properties but because it is a safety issue most properties would not be seen as a legally non-conforming.







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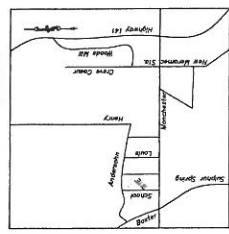
**JOEY B'S RESTAURANT**  
1445 Manchester Road  
Manchester, Missouri 63011

# Agenda Item

Proj. # 1445  
No. Description  
Preliminary Layout

**SITE DEVELOPMENT PLAN**  
DRAWING NO. C01

## SITE DEVELOPMENT PLAN FOR JOEY B'S RESTAURANT FREDERICK BARTELOTT'S WESTERN ADDITION AND PART OF VICATED OLLAN AVENUE ST. LOUIS COUNTY, MISSOURI



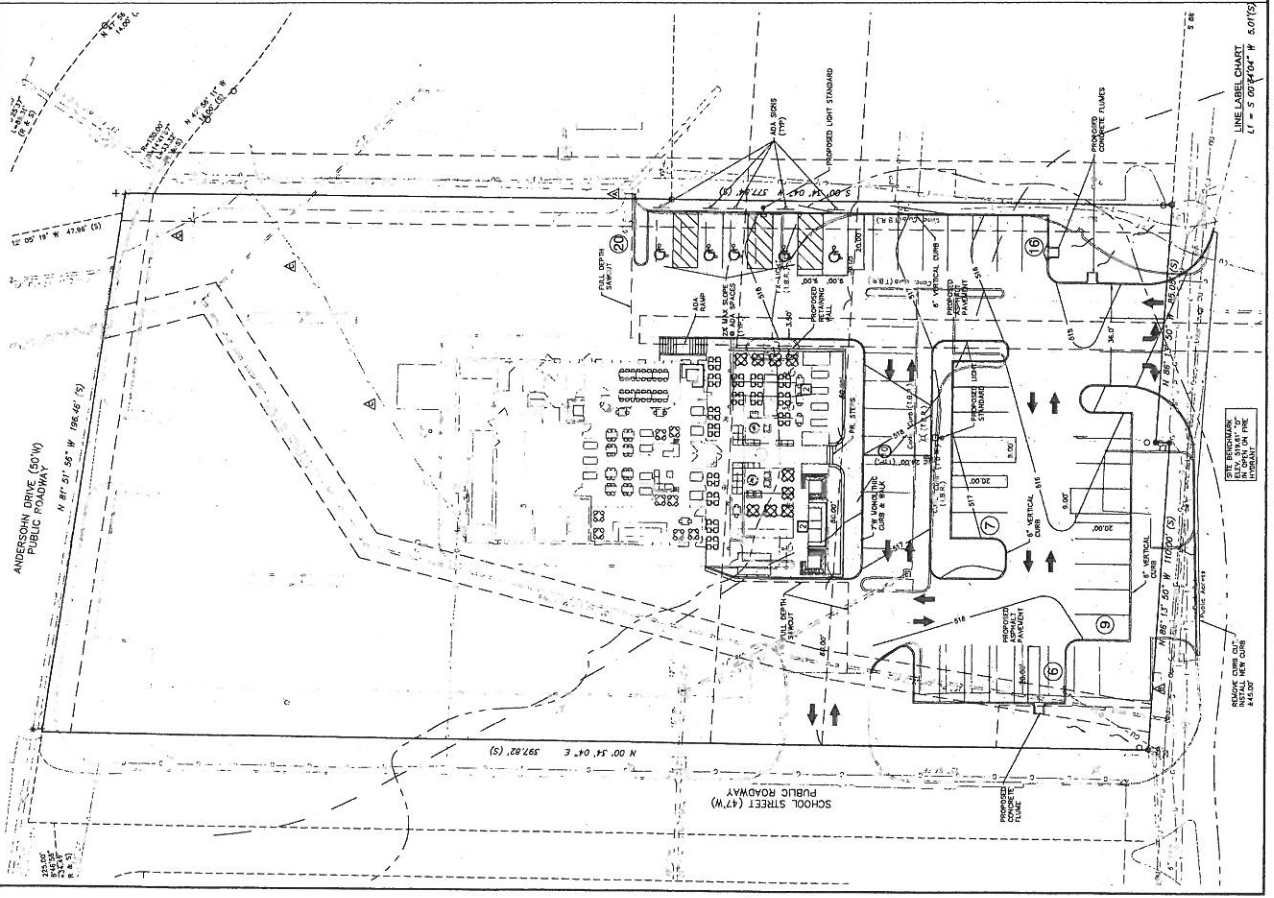
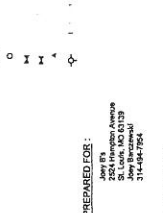
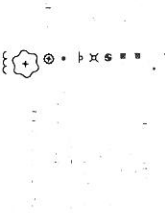
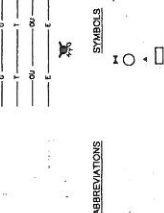
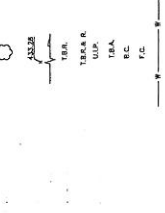
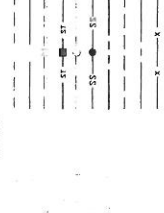
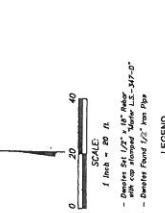
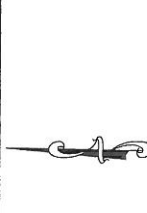
**PROPERTY DATA**  
TRACT NO. 1  
ACRES 1.00  
OWNER: JOEY B'S RESTAURANT  
ADDRESS: 1445 MANCHESTER ROAD  
CITY: MANCHESTER, MISSOURI 63011  
COUNTY: ST. LOUIS, MISSOURI

**GENERAL NOTES**  
1. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN.

**GENERAL NOTES**  
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN.

**GENERAL NOTES**  
3. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN.

**GENERAL NOTES**  
4. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN.



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**PREPARED FOR:**  
2000 Mississippi Avenue  
St. Louis, MO 63129  
Phone: 314-687-7824

**PREPARED BY:**  
DAVID L. SMITH  
REGISTERED PROFESSIONAL ENGINEER  
No. 001725  
Exp. 12/31/2018

LINE LABEL CHART  
L = 5.00' PER 1" W  
S. 0.173







INTRODUCED BY ALDERMAN STEVENS

BILL NO. 15-

ORDINANCE NO. 15-

AN ORDINANCE AMENDING SECTION 405.060 OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER BY AMENDING THE DEFINITION OF THE TERM "FAMILY" AS USED IN THE CITY'S ZONING REGULATIONS.

WHEREAS, City staff has heretofore brought before the City's Planning and Zoning Commission certain issues relating to the current definition of the term "family" as set forth in the Code and that such definition is inconsistent with the provisions of applicable State Statutes; and

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the suggested amendment to the City's zoning regulations; and

WHEREAS, the Board of Aldermen did, on the \_\_\_\_ day of \_\_\_\_\_, 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.770 of the Code of Ordinances of the City of Manchester, and, after conducting said public hearing, did take the proposed amendment under advisement, and

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended changes to the current zoning regulations, does find that the proposed changes would be in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: Section 405.060 of the Code of Ordinances of the City of Manchester is hereby amended so that the definition of the term "family" shall, hereafter, read as follows:

"FAMILY -- One (1) or more persons occupying a dwelling and living as a single housekeeping unit. All of whom, or all but two (2) of whom, are related to each other by birth, adoption or marriage, but if not related to each other by birth, adoption or marriage, then no more than three (3) persons, as distinguished from a group occupying a boarding house, lodging house or hotel. The term "family" shall further include eight (8) or fewer unrelated mentally or physically handicapped persons residing in a single-family dwelling (and may include two (2) additional persons acting as houseparents or guardians who need not be related to each other or to any of the mentally or physically handicapped persons residing

INTRODUCED BY ALDERMAN STEVENS

BILL NO. 15-

ORDINANCE NO. 15-

therein); the exterior appearance of a single-family dwelling and property for eight (8) or fewer mentally or physically handicapped persons shall be in reasonable conformance with the general neighborhood standards wherein such dwelling and property are situated as established, from time to time, by the Planning and Zoning Commission of the City; such a dwelling for eight (8) or fewer mentally or physically handicapped persons may not be located within three thousand (3,000) feet of another such dwelling for mentally or physically handicapped persons, nor shall there be, at any given time, more than one (1) such dwelling in any ward of the City as such may, from time to time, be created."

Section Two: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CITY OF MANCHESTER, MISSOURI

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney

**INTRODUCED BY ALDERMAN BAUMANN**

**BILL NO. 15-**

**ORDINANCE NO. 15-**

---

AN ORDINANCE AMENDING SECTION 405.060 AND ADDING A NEW SECTION 405.166 TO THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER REGULATING SIGHT DISTANCE TRIANGLES IN THE CITY OF MANCHESTER.

WHEREAS, City staff has heretofore brought before the City's Planning and Zoning Commission certain issues relating to sight distance triangles in the City of Manchester, and

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester certain amendments to the City's zoning regulations, and

WHEREAS, the Board of Aldermen did, on the \_\_\_\_ day of \_\_\_\_\_, 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.770 of the Code of Ordinances of the City of Manchester, and, after conducting said public hearing, did take the proposed amendments under advisement, and

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended changes to the current zoning regulations, does find that the proposed changes would be in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: Section 405.060 of the Code of Ordinances of the City of Manchester is hereby amended so that a new definition is added which shall read as follows:

**SIGHT DISTANCE TRIANGLE:** The triangular area of a corner lot bound by the property lines and a line connecting the two (2) points on the property lines thirty (30) feet from the point of intersection of the projected property lines. The sight distance triangle also applies to driveways, points of ingress/egress, or any other area where a conflict (whether vehicular or nonvehicular) exists.

Section Two: A new Section 405.166 is hereby added to the Code of Ordinances of the City of Manchester which shall, hereafter, read as follows:

INTRODUCED BY ALDERMAN BAUMANN

BILL NO. 15-

ORDINANCE NO. 15-

**SECTION 405.166. Sight Distance Triangle**

No plant material, signs and/or structures shall exceed three (3) feet in height above the elevation of the street pavement within the sight distance triangle, as such is defined in this chapter.

Section Three: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CITY OF MANCHESTER, MISSOURI

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney